

Crete, Nebraska



COMPREHENSIVE PLANNING PROGRAM COMPREHENSIVE PLAN & ZONING & SUBDIVISION REGULATIONS & COMMUNITY HOUSING STUDY.

Funded In Partnership By The City of Crete &
Nebraska Investment Finance Authority.

COMPREHENSIVE PLAN – 2024-2039. “A 10-Year Plan, 25-Year Vision.”

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DECEMBER, 2014

CITY OF

CRETE

NEBRASKA

CRETE, NEBRASKA
COMPREHENSIVE PLAN – 2024-2039.
“A 10-Year Plan, 25-Year Vision.”

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SECTION 1
THE CRETE
PLANNING PROCESS.



SECTION 1 THE CRETE PLANNING PROCESS.



INTRODUCTION.

This **Crete, Nebraska Comprehensive Plan** was prepared as a tool to assist in planning for future stability and development in the City and the respective Two-Mile Planning Jurisdiction. The **Comprehensive Plan** contains information about existing conditions within the City, including population, land use, public facilities, utilities and transportation. This **Plan** replaces the current **Comprehensive Plan**, prepared in 2006.

The Crete planning process included the development of a **general plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan** itself presents a planning program with “Goals” and “Action Steps” in the areas of **Community Growth, Land Use & Zoning; Housing & Neighborhood Redevelopment, Transportation Systems, Education & Economic/Community Development and Public Facilities, Utilities and Transportation.**



The **Comprehensive Plan** was prepared under the direction of the **Crete Planning Commission**, with the assistance of a **Planning Steering Committee, the City Council, City Staff** and Planning Consultants **Hanna:Keelan Associates, P.C.** of Lincoln, Nebraska, and **Gilmore & Associates**, an engineering firm located in Columbus, Nebraska. The **Comprehensive Plan** was funded by a **Housing Study Grant** through the **NEBRASKA INVESTMENT FINANCE AUTHORITY**, with matching funds provided by the City of Crete.

PLANNING PERIOD

The Planning Period for achieving the goals, programs and community and economic development activities identified in this **Comprehensive Plan** is **10 years**. **In addition, the Plan includes broad based community and economic development activities forecasted for a 25-year period.** This approach allows the Community of Crete to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its citizens.

PLANNING JURISDICTION

The City of Crete Planning Jurisdiction includes the land areas within the Corporate Limits and the area within two miles of the City. The City enforces planning, zoning and subdivision regulations within the two-mile limit, in accordance with Nebraska State Statutes.

AUTHORITY TO PLAN

This **Comprehensive Plan** for the City of Crete is prepared under the Authority of Section 19-924 to 929, Nebraska State Statutes 1943, as Amended.

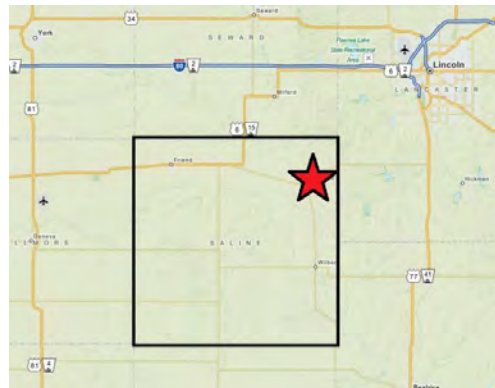
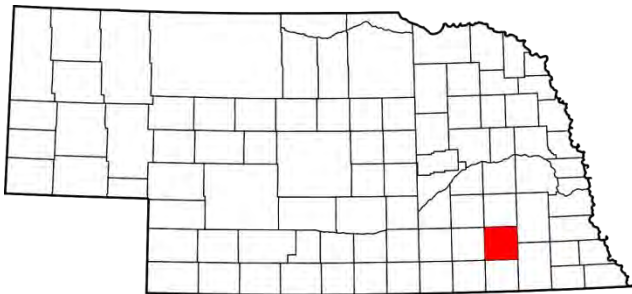
COMMUNITY SUMMARY

The City of Crete, the largest Community in Saline County, is located in southeastern Nebraska, approximately 35 miles southwest of Lincoln, Nebraska. The City is serviced by U.S. Highways 33 and 103, as well as Burlington Northern Santa Fe Railroad and the Crete Municipal Airport. Currently (2014), an estimated 7,196 residents live in Crete.

The City is in a position to determine the community and economic development enhancements most needed and desired to better serve persons and families interested in small town living. The Community of Crete offers a variety of amenities including Public and Parochial Schools, a full college campus, restaurants, governmental services, grocery and convenience stores, senior center, hospital, etc.

Downtown Crete is located south of the Highway 33/103 Corridor, and southward along Main Avenue. Downtown consists mostly of professional offices, specialty stores, banks and restaurants. The City Offices are located in the Crete City Hall east of the Downtown, adjacent Crete City Park.

Most of the major employers in Crete are located along the Highway 33/103 Corridor, including **Nestle Purina, Smithfield Farmland, Bunge Milling and Crete Area Medical Center.** The Community has the unique advantage of being located in close proximity to the Lincoln Metropolitan Statistical Area, allowing for expanded access to nearby amenities.



RESPONSIBLE GROWTH AND DEVELOPMENT

The Crete Comprehensive Planning Process promotes responsible growth and sustainability of Community services and values. This includes an understanding of the growth potential within the existing built environs of Crete, as well as the support for preserving the agricultural and natural resources associated with the City. Undeveloped areas within the Two-Mile Planning Jurisdiction of Crete will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well planned growth throughout the 10- and 25-year planning periods.

Responsible growth and development activities will include the ongoing planning and implementation of needed public facilities, utilities and transportation systems in Crete. The Community is cognizant of its commercial, industrial, social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure to meet an increasing demand for these services.

THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL.

The **Crete Comprehensive Plan** has been designed to **enhance both community and economic development efforts**, to promote the stability of the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access both public and private financing programs available to meet and aid in financing these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. The Community's ability to utilize both Tax Increment Financing and LB840 sales tax for economic development will play an important role in growth opportunities for Crete. Citizen input will be needed to assist and enhance this political decision making process.

The City of Crete has an Economic Development Department and a Community Development Agency to serve as a vehicle to plan and implement residential, commercial, and industrial redevelopment activities in the City. The City has one officially designated Redevelopment Area, which includes the Downtown, eastern portions of the Highway 33/103 Corridor and adjacent industrial and commercial uses.

The **Future Land Use Maps** for the City of Crete included in this **Comprehensive Plan** encourages growth and expansion of the City during the 10- and 25-year planning periods. The City must improve and enhance the older sections of Crete, including the Downtown and surrounding neighborhoods. The City should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion. Incentives such as LB840 sales tax, Tax Increment Financing, Historic Tax Credits, Community Development Block Grants and a variety of housing and economic development funding sources, coupled with private financing, should be utilized by the Community to achieve the goals contained within this **Comprehensive Plan**.

Providing safe, modern and affordable housing in Crete, during the next 25 years, will ensure a population base capable of supporting various important businesses and services in the Community.

Under the direction of the City of Crete Planning Commission, a new **Community Housing Study** was completed in 2014. The Study includes a **10-Year Housing Action Plan**, complete with a list of specific housing programs for both the construction of new housing and the rehabilitation of the existing housing stock. The **Housing Study** also includes a "Downtown Housing Initiative" to encourage the development of additional housing in the City's Central Business District.

Housing development and rehabilitation activities in Crete, coupled with new housing opportunities for both elderly and young families, should be an ongoing process. The City should support housing improvement and development efforts as a means of both expanding the population and local tax base.



ORGANIZATION OF THE PLAN.

The creation of the **Crete Comprehensive Plan** included the implementation of both **qualitative** and **quantitative research activities**, in an effort to gather pertinent planning information and data. The **qualitative approach** included a comprehensive citizen participation process consisting of Planning Commission and Planning Steering Committee meetings and the implementation of a Community Survey in an effort to assess the needs and wants of the local citizenry.

The **quantitative approach** included the analysis of the various components of the **Comprehensive Plan** utilizing numerous statistical data bases provided by the 2000 and 2010 Censuses, the 2007-2011 American Community Survey and information from other pertinent Local, State and Federal Agencies.

The **quantitative approach** also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues.

Combining the results of these two important research approaches produced this Comprehensive Plan. This Comprehensive Plan includes the following Sections:

- ❖ **The Crete Planning Process.**
- ❖ **Community Planning Goals & Action Steps.**
- ❖ **Population, Income & Economic Profile.**
- ❖ **Land Use, Growth & Redevelopment.**
- ❖ **Public Facilities, Utilities & Transportation.**
- ❖ **Community & Economic Development Profile & Plan.**
- ❖ **Energy Element.**

Future Public Utilities and Transportation needs for the City of Crete were provided by Gilmore & Associates, a professional engineering firm based in Columbus, Nebraska.

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning period.

This **Comprehensive Plan** is organized into three elements as summarized below.

ELEMENT 1

The **first** element of the Comprehensive Plan is the **Goals and Action Steps**. The **Goals and Action Steps** represent the foundation for which planning components are designed and eventually implemented. The **Goals and Action Steps** identified in this **Comprehensive Plan** address each component of the Plan itself. Action Steps identify specific activities the Community should undertake to accomplish the **Goals**.

ELEMENT 2

The **second** element is the **Background Analysis**, which presents the research, both, quantitative and qualitative, necessary for the development of the **Plan's Goals and Action Steps**. This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Crete. The careful research of past and present data allowed for the projection of future population and development needs.

ELEMENT 3

The **third** and final element of the **Comprehensive Plan** are the **Planning Components**, which presents general background analysis and future plans for land use, public facilities, infrastructure, transportation and energy consumption reduction.

CRETE PLANNING STEERING COMMITTEE.

The **Crete Planning Steering Committee** was sponsored by the Planning Commission. The Committee was comprised of City of Crete elected leadership, business owners, community stakeholders and the general citizenry. A series of meetings were conducted to gather opinions on what activities need to take place in the Community in order to create a vibrant, sustainable quality of life for all residents. The Committee was divided into four "**Sub-Committees**" to address specific issues. The following highlights the issues and opportunities addressed by the Planning Steering Committee.

Economic/Community Development & Downtown Crete Sub-Committee.

- Reassemble local economic development partners (business and industry, education, health, City, etc.) to market the Community.
- Need for additional/more modern restaurants.
- **Need for improved lodging facilities/convention center.**
- Improved retail sector, to stop the drain of dollars to Lincoln.
- **Entertainment District for Downtown Crete, complete with public venue spaces and new and improved eateries.**

- Stop the trend of “disinvestment” in the Downtown by property owners. Provide incentives (TIF, etc.) for owners to upgrade and modernize their buildings.
- **Downtown needs to be “fresh”, “safe” and “interesting”. A “Vision” committee needs to be organized to pursue a long-term plan for redeveloping Downtown Crete.**
- Continued pursuit of light manufacturing, as well as professional services.
- Local college student intern programs, to serve the future of both the student and Community of Crete.
- Community leadership building. Prepare the future Vision of Crete.

Community Growth & Land Use/Zoning Sub-Committee.

- Crete needs to focus on Economic Development potentials to market the Community to new businesses and new residents.
- The proximity of Lincoln to Crete and short commute times makes living in Lincoln more attractive to workforce families employed in Crete. Lincoln has a large variety of rental and owner housing, along with shopping and entertainment resources.
- **There is a lack of middle-income housing in Crete that would support new workforce families. Crete needs to work more aggressively to retain new employees as future residents.**
- The majority of houses that are sold in Crete are older two bedroom homes. Workforce families generally want larger 3+ bedroom houses.
- **Crete needs to market its quality schools, new Hospital and a smaller town quality of life. Crete is “under-promoted.”**
- Crete needs more housing options for retirees and the elderly. A large percentage of older Crete residents move to Lincoln where the housing types they desire are available and closer to a wide variety of medical facilities.
- Housing opportunities in Downtown Crete would bring an additional type of housing to the City, but the lack of off-street parking would be a detriment to its success.
- Many commercial buildings are deteriorating and need extensive improvements to be viable into the future, let alone support upper-story housing or office development.

- **Downtown Crete is the economic, social and entertainment center of the City. The Downtown Commercial Buildings exhibit the history and character of the Community that makes Crete unique and gives the City its identity.**
- Crete needs to establish a long-term Vision of what the City will be like in 40 years, and beyond.
- Residential subdivisions in east-central Crete need “Model Homes” or vacant available spec homes for people to look at and walk through. Typical families don’t want to wait six to eight months to build their own homes. This is why younger workforce families too often decide to live in Lincoln.
- **The future of Tuxedo Park needs to be evaluated. Should the County Fairgrounds stay and the Ball Fields move to a new location? Or should Crete make a commitment to redeveloping the Baseball / Softball Complex at the current site?**
- Crete should consider developing a new “YMCA” type of recreation facility in eastern Crete, perhaps to the south of the Hospital. An indoor/outdoor facility with soccer, baseball and softball fields, tennis and basketball courts would be ideal in this location. A future swimming pool facility could also be developed in this location as a partnership with Doane College.
- **The best directions for residential growth in Crete are to the east and southeast of the City.** There are several areas in the eastern portion of Crete that are directly adjacent the Corporate Limits on two or more sides by the incorporated areas of the City that are in need of annexation.

The Subcommittee also discussed the extreme northeastern portion of the City, areas to the north of Highway 33 and west of Highway 103 that are above the 100-year Flood Plain of the Big Blue River. Lands generally located between Boswell Avenue and Highway 103 to the north of the Burlington Northern Santa Fe Railroad Corridor. This area was discussed as potentially attractive to future residents, but the lack of available infrastructure, water, sewer and streets would make this area more difficult to develop in comparison to the east of Crete.

- **Stronger connections between Doane College and Downtown Crete were stated as an important factor for Community growth and development opportunities. The 11th Street Corridor was stated as the preferred connector street for improved pedestrian connections.**
- Crete should establish a long-term plan for Downtown Crete and the City park system. **A trail system could be used to connect the City parks, local schools, and Doane College to the Downtown and Big Blue River.**

- The high cost of installing infrastructure in new Subdivisions needs to be studied. The Subcommittee felt that the City should be more proactive in establishing public/private partnerships with Developers to share the cost and coordinate the use of additional funding sources such as TIF, Community Development Block Grants (CDBG), Bonds, etc.
- **Zoning discussion focused on older single family neighborhoods that are located within R-2 through R-4 Zoning Districts.**
 - **R-1 permits single family dwellings and excludes all other housing types.**
 - **R-2 allows single family dwellings and duplexes.**
 - **R-3 and R-4 allow single family, duplexes and multifamily uses.**

Residents of these older Neighborhoods would like to prevent houses from being demolished and replaced with a duplex or apartment building. The problem is that these districts allow the housing types that residents would like to prevent from being constructed.

Housing and Neighborhood Redevelopment Sub-Committee.

- **Lothrop Heights – The City needs to promote the development of additional Subdivisions similar to this one, but with the inclusion of neighborhood parks.**
- “Newer” subdivisions need to maintain and add additional street trees and other amenities to keep Neighborhoods family friendly.
- **Crete needs more townhouses comprised of two, three and four bedrooms.**
- The development of new affordable housing will be difficult due to the lack of available land.
- **Housing development efforts should also focus on the infill of vacant lots and the condemnation and demolition of dilapidated houses to make lots available in the central portion of the Community.**
- Crete needs to establish pedestrian and bike trails to develop safe connections between the neighborhoods of the City and its parks, schools etc.
- **The City needs to enforce the requirement of sidewalks in new subdivisions and throughout the City.**
- The highest need is new owner and renter occupied housing with three and four bedroom units.

- Need more residential options for older adults, both owner and rental (Similar to those on Iris Avenue.).

Priority Population Groups:

- Entry level – Lack of available units.
- \$150 to \$250,000 – Marketed to Professionals.
- **Workforce Owner Occupied Housing for all income groups.**
- **Owner Rehabilitation Program.**
- **First Time Homebuyer Down Payment Program with rehabilitation funds.**

Public Facilities/Utilities, Energy & Transportation Sub-Committee.

- **Sidewalks are a major need in several Crete neighborhoods. A major area of concern is around the High School and Middle School, specifically, along Iris Avenue. The City has a sidewalk ordinance to address this and future issues.**
- **Sub-Committee members expressed interest in developing a City-wide trails system.**
- The top public facilities include:
 - City Water System.
 - Street Paving.
 - Wastewater Treatment.
 - Electric System.
- The sustainability of Crete can be improved through the following activities.
 - Burying overhead utility lines (currently done on an as-needed basis).
 - Business Retention.
 - Renewable Energy Ordinances.
- The Sub-Committee did not feel a highway bypass would serve the Community in a positive way. Approximately 10,000 vehicles travel along the Highway 33/103 Corridor (Main Avenue) each day. Removing these vehicles from the Community could potentially threaten the viability of Crete’s Downtown Business District and highway commercial businesses.
- City officials have discussed ideas of rebuilding the 13th & Hawthorne intersection to better accommodate traffic and pedestrians.
- Sub-Committee members highlighted speed limits as being too slow along 13th Street

- **Stoplights at the intersection of 13th & Iris Streets were suggested as a safety improvement project, once construction of the new High School is completed.**
- Sub-Committee members discussed storm water runoff issues.
- Tuxedo Park was highlighted as a needed improvement in the Community, with ideas including total relocation of the park to an area south of Crete.

CRETE CITIZEN SURVEY.

Residents of Crete participated in a **Citizen Survey**, available at strategic Community locations and on social media websites, to voice their opinion on what is needed in the Community. A total of **316 Surveys** were completed and returned. Participants provided invaluable input towards the future of the City. The following summarizes the results of the Survey. Complete results are available in the **Appendix** of this **Comprehensive Plan**.

- 230 participants, or 72.7 percent of the total 316 participants, recommend Crete public/parochial schools to parents, while 48.4 percent of participants feel there are sufficient, safe routes to school for children. Recommended improvements include street crossings, traffic congestion reduction and improvements to sidewalks.
- Churches, pharmacy, City offices, library, post office, police protection and schools were identified as the community services with “excellent” quality.
- Transportation items needing to be addressed included school traffic circulation, improved truck routes, highway corridor enhancement and pedestrian/trails connections.
- Participants would like to see the appearance and sustainability of Crete be improved with street & pedestrian lighting, crosswalk enhancements, street trees, benches and landscaping, business retention, recruitment & expansion, increased marketing of vacant buildings and reducing utility costs with alternative energy sources.
- Crete should encourage new commercial and entertainment facilities to locate in the Downtown. Participants also suggested Boswell Street, south of Highway 33 along Iris Street and along the Highway 33/103 Corridor.
- Participants expressed support in actively enforcing City ordinances regarding parking, junk vehicles and property maintenance.
- 114 participants rated the condition of their home as “Excellent,” while an additional 37 participants rated their home as being in “Fair” or “Poor” condition. Participants living in homes needing minor or major repairs identified foundation issues and cosmetic improvements as major issues with their housing unit.

- Participants identified the following housing types as “Greatly Needed” in the City of Crete:
 - Housing for Lower- and Middle-Income Families.
 - Housing for Existing/New Employees.
 - Single Family Housing.
 - Rehabilitation of Owner- and Renter-Occupied Housing.
 - Housing Choices for First-Time Homebuyers.
 - Three-Bedroom Apartment or House.
- 83 percent of the Survey respondents favored the City of Crete establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.
- 80 percent of the Survey respondents supported the City of Crete using grant dollars to purchase, rehabilitate and resell vacant housing in the Community.
- A total of 120 participants identified eastern Crete as being the most ideal location for future residential growth and development.

**Crete, Nebraska
Comprehensive Planning Program
CITIZEN SURVEY**

The City of Crete Planning Commission is currently conducting a Comprehensive Planning Program, to determine both the present and future needs of the Community for the next 10- and 25 years. An important part of this Program is to ask you about the needs and wants of the Community. It will take a few minutes to complete and return the following information to the City of Crete on **WEDNESDAY, MARCH 19TH**.

POPULATION CHARACTERISTICS

1. How long have you lived in Crete?

Less than 1 Year (14) 11 to 20 Years (108)

1 to 5 Years (49) 21+ Years (108)

6 to 10 Years (33) I do not live in Crete

2. Including yourself, how many persons are there in your household?

One (26) Four (67)

Two (86) Five (30)

Three (48) Six or More (32)

3. How many persons in your family are in each of the following age groups?

225 Less than 18 Years 101 45 to 54 Years

116 16 to 24 Years 95 55 to 64 Years

108 25 to 34 Years 89 65 to 74 Years

117 35 to 44 Years 40 75+ Years

EDUCATION

4. Check all that apply.

I am a graduate of Crete Public/Parochial Schools.

I have children attending Crete Public/Parochial Schools.

Attending Crete Public/Parochial Schools was a factor in my decision to live in Crete.

5. Are there sufficient and safe routes to school for children in your neighborhood?

Yes (153) No (100)

If No, what could be done to improve the safety of routes to school?

Top Responses: Improvements to sidewalks, improve lighting, increase police presence, speed reduction.

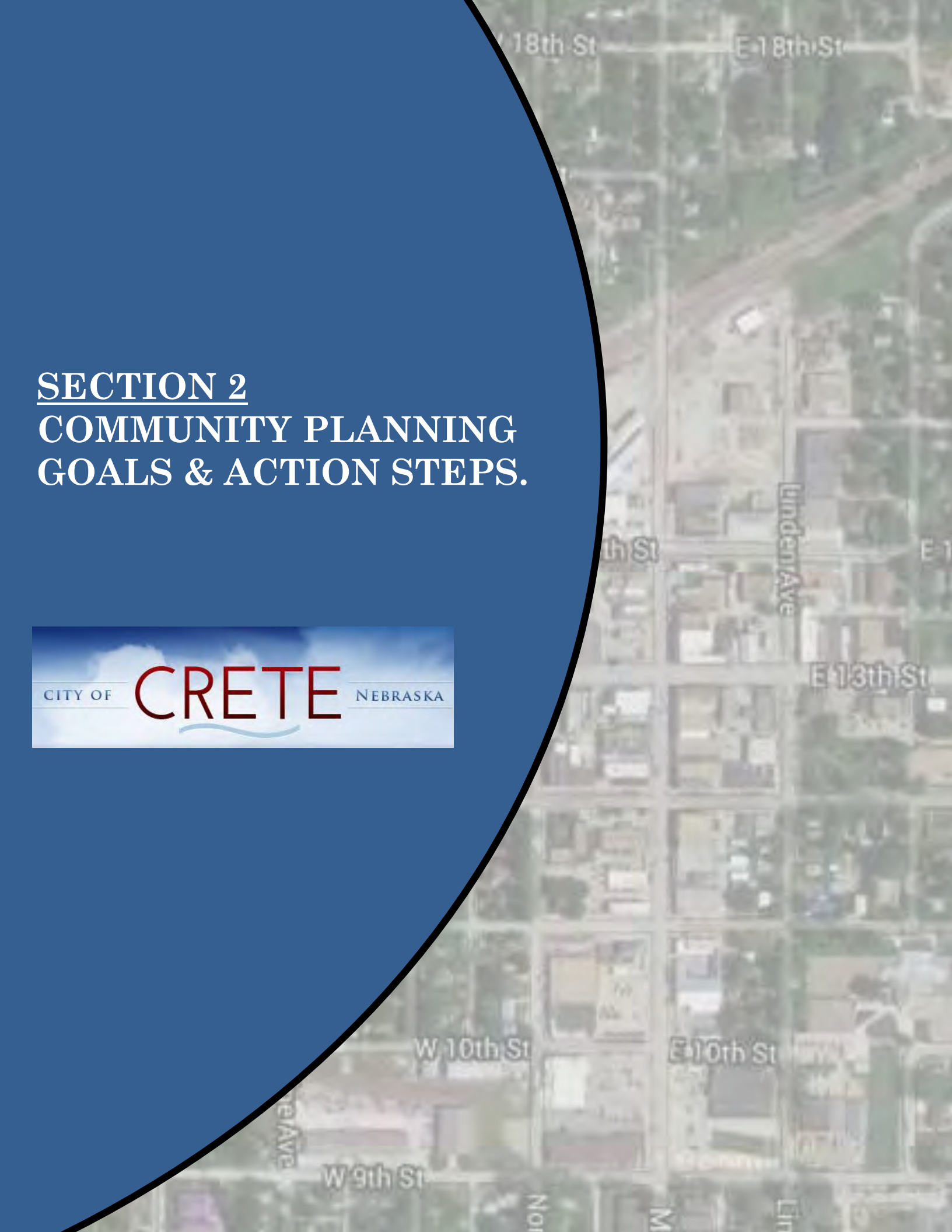
TRANSPORTATION

| | Greatly Needed | Somewhat Needed | Not Needed | Comments |
|--|----------------|-----------------|------------|----------|
| 13. Which Transportation items need to be addressed in Crete? | | | | |
| • Traffic Safety Improvements | 72 | 111 | 40 | |
| • Pedestrian/Trails Connections | 150 | 55 | 25 | |
| • School Traffic Circulation | 135 | 70 | 18 | |
| • Improved Traffic Control | 89 | 105 | 41 | |
| • Improved Truck Routes | 99 | 67 | 49 | |
| • Highway Corridor Enhancement | 95 | 71 | 44 | |
| • Access Management Improvement | 31 | 96 | 51 | |
| • Reduce Railroad/City Conflicts | 61 | 96 | 30 | |
| • More Parking | 65 | 76 | 58 | |
| • Control Storm Water Run-off | 54 | 102 | 47 | |
| • Congestion Reduction | 40 | 92 | 64 | |

COMMUNITY GROWTH/LAND USE/ZONING

| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|--|----------------|-------|------------|----------|-------------------|
| 14. The appearance of the City of Crete can be improved with... | | | | | |
| • Street & Pedestrian Lighting | 92 | 91 | 41 | 7 | 4 |
| • Special Sales, Events and Welcome Banners | 54 | 103 | 46 | 11 | 4 |
| • Crosswalk Enhancements | 96 | 85 | 27 | 8 | 5 |
| • Street Trees, Benches and Landscaping | 92 | 78 | 38 | 17 | 4 |
| • Pedestrian Seating Areas and Sidewalk Cafes | 80 | 85 | 39 | 16 | 4 |
| • Vehicular Traffic Safety | 49 | 89 | 61 | 12 | 4 |
| • Coordinated Traffic Control Lighting | 37 | 84 | 66 | 15 | 3 |
| • Directional Signage | 66 | 90 | 65 | 15 | 4 |
| • Restoration/Preservation of Historic Buildings | 85 | 90 | 36 | 6 | 6 |
| • Gateway Entrance Signage and Advertising | 61 | 83 | 53 | 15 | 6 |
| • Design Guidelines for Facades, Awnings, etc. | 85 | 75 | 48 | 7 | 5 |
| • Safer Railroad Crossings | 55 | 88 | 55 | 11 | 7 |
| • Other (Specify): | | | | | |
| 15. The sustainability of the City of Crete can be improved with... | | | | | |
| • Water, Sewer & Utility Replacement | 65 | 94 | 43 | 3 | 6 |
| • Improved Streets, Sidewalks & Alleys | 49 | 91 | 29 | 2 | 2 |
| • Additional Pedestrian Safety Measures | 65 | 88 | 36 | 3 | 4 |
| • Additional Parking for Businesses in Downtown | 46 | 79 | 57 | 27 | 4 |
| • Burying Overhead Utility Lines | 47 | 75 | 66 | 12 | 3 |
| • Business Retention, Recruitment & Expansion | 113 | 56 | 30 | 2 | 3 |
| • Marketing of Sales & Festivals | 65 | 104 | 26 | 11 | 4 |
| • Coordinated Business Hours | 39 | 85 | 65 | 13 | 5 |
| • Designation of "Historic Districts" | 46 | 68 | 64 | 14 | 7 |
| • Increased Marketing of Vacant Buildings | 82 | 78 | 34 | 5 | 5 |
| • Development of an Incubator Business Program | 36 | 74 | 82 | 6 | 5 |
| • Reducing utility costs w/alternative energy sources | 91 | 76 | 36 | 7 | 6 |
| • Other (Specify): | | | | | |

SECTION 2
COMMUNITY PLANNING
GOALS & ACTION STEPS.



SECTION 2 COMMUNITY PLANNING GOALS & ACTION STEPS.



INTRODUCTION.

The **Crete Comprehensive Plan** is an essential and most appropriate tool to properly guide the development of the City. The ***Community Planning Goals and Action Steps***, an important aspect of the Plan, provides local leaders direction in the administration and overall implementation of the Comprehensive Plan. In essence, the goals and action steps are the **most fundamental elements of the Plan**; the premises upon which all other elements of the Plan must relate.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. These primary components include **Community Growth & Land Use/Zoning; Housing & Neighborhood Redevelopment, Education & Economic/Community Development and Public Facilities/ Utilities, Energy & Transportation.**

“Goals” are long-term in nature and, in the case of those identified for the **Crete Comprehensive Plan**, will be active throughout the 10- and 25-year planning periods.

“Action Steps” help to further define the meaning of goals and represent very specific activities to accomplish a particular Goal. In many cases, specific time lines are attached to **Action Steps** and are the most measurable component of this **Comprehensive Plan**.



COMMUNITY GROWTH, LAND USE & ZONING.

Goal 1: Population Growth Activities. The City of Crete is projected to increase from the current (2014) population of 7,196, to 7,959 by 2024, representing an estimated annual increase of 1.06 percent. The Community has the potential to reach a population of 8,797 within the next 25 years, an increase of 1,601 persons. This population increase needs to be correlated with land availability and suitability for all types of developments.

- **Action Step 1:** Meet the projected population growth and land use needs by **maximizing development in existing land areas** served by municipal infrastructure, including the development/infill of vacant parcels within the Corporate Limits of Crete. Approximately 258 acres of vacant land exists within the Corporate Limits of the City of Crete. Only an estimated 65 percent of this vacant land is developable. Approximately 90 acres of vacant lands are located within the floodplains of the Big Blue River.
- **Action Step 2:** Designate a minimum of **185 acres** of land to support **future residential development**. The City has a current shortage of land areas designated for rental housing. The City will need to dedicate 127 acres for this residential land use type by 2024. Future residential growth areas are recommended to be concentrated to the east, southeast and northeast of the Community. **The Land Use Plan includes:**

- **Eastern Growth Areas** are intended to infill large vacant tracts of land between Iris Avenue and County Road 2400. Current and planned public facilities, including the new Crete Area Medical Center and the new Crete Senior High School, will attract a variety of single and multifamily residential building types to this region of the City.

Approximately 49 percent of Survey respondents identified the eastern portions of Crete as the most favorable location for future residential growth.

- **South/Southeastern Growth Areas** extend from the College Heights Golf Course and adjacent residential neighborhoods, including Country Club Estates and the Ridge Additions. A multifamily residential area is located to the south of the Golf Course that would support a variety of moderate- to upper income housing types including single family dwellings, duplex, patio homes and three- and four-plex town homes and, potentially, retirement housing including, both, assisted and independent living facilities.
- **Northern/Northeast Growth Areas** are identified beyond the Corporate Limits, generally north of Martell Road. North Main and Boswell Avenues provide access to these areas. Multifamily housing is located to buffer single family developments from industrial land uses to the east of Boswell Avenue. Low density single family uses extend around the Burlington Northern Santa Fe Railroad Corridor and along each side of Highway 103.

- Action Step 3: Continue the development of Commercial and Industrial Land in Crete.** An analysis of existing land uses in Crete, correlated with population growth identifies a need for an additional **110 acres of commercial** and **134 acres of industrial land** thru 2039, to meet modern National Planning Standards. The location of future highway-oriented commercial uses is recommended along the Highway 33/103 Corridor through the City. Future personal services and specialty retail outlets are recommended to remain in Downtown Crete. Light industrial uses and manufacturing companies should be located in designated industrial zoned areas, primarily, south of and along the Burlington Northern Santa Fe Railroad Corridor. A second industrial growth area is located southwest of the City, along each side of the southern spur of the Burlington Northern Santa Fe Railroad, to the east of Highway 103, south of the City of Crete.
- Action Step 4: Expand existing and identify new areas for Parks, Open Space and Public/Quasi-Public Land in Crete.** The Community of Crete is currently developing a new High School and seeking appropriate funding sources to expand or construct a new municipal Library, new City swimming pool and a new Community recreation/wellness center. By National Planning Standards, the City would need to designate **an additional 22 acres of park land.**

Current public/quasi-public land uses in Crete exceed recommended standards by 74 percent. This is due, primarily, to the large amount of land occupied by the Doane College campus.

Lands areas adjacent the Big Blue River and associated tributary Walnut Creek, within the 100-year flood plain would be ideal to accommodate an expanded hiking and biking trail system. A new City Park, with provisions for soccer, baseball, softball, tennis and basketball facilities has also been identified as a needed Community facility within the next 10 years. The new Park could potentially be located adjacent to a new Community recreation/wellness center. This proposed Park could replace Tuxedo Park which, in turn, would allow for the expansion of the Saline County Fairgrounds.



Goal 2 – Land Use Plan. Adopt and retain a **Land Use Plan** capable of fulfilling the residential, employment, recreational and entertainment needs of the Community of Crete. The Plan should encourage the preservation and protection of environmental resources while supporting development in the Two-Mile Planning Jurisdiction of Crete.

- **Action Step 1:** Develop solutions to **correct development barriers** in Crete, including the prohibition of intensive agricultural uses, such as feedlot operations, from developing or expanding within the Two-Mile Planning Jurisdiction.
- **Action Step 2:** Promote **residential, commercial and industrial growth areas** that are located beyond designated floodplains and sensitive soil areas.
- **Action Step 3:** Establish **Neighborhood Plans** that reflect development trends, as well as features and characteristics unique to each neighborhood. Standards should be established for infill development that complement architectural styles and materials of a particular neighborhood.
- **Action Step 4:** All future, major developments in Crete should be accompanied with a **modern utility and infra-structure system** of public and/or private utilities and a storm water drainage plan.

Goal 3: Ordinances and Regulations. Maintain proper **land use development ordinances** and **regulations** in Crete. Utilize the City Zoning and Subdivision Regulations to implement the development provisions in the Land Use Plan.

- **Action Step 1:** Adopt revised **zoning and subdivision regulations** and maintain appropriate **building codes**, which support the efficient implementation of the **Land Use Plan**. Establish new provisions within these regulations and codes that support mixed land use developments and promote sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards and the incorporation of storm water management systems.
- **Action Step 2:** Utilize both **voluntary and involuntary annexation policies** in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of the City of Crete. Future development should be encouraged to locate in areas free of environmental problems related to ground and surface water features, soil and topographic slope. The **Crete Floodplain Regulations** should be strictly enforced for all proposed developments in the City, especially in the northern portion of the City and along the Big Blue River southwest of Downtown Crete. Identified residential growth areas to the north, east and southeast of the Community are in regions that are not affected by 100-year floodplains.

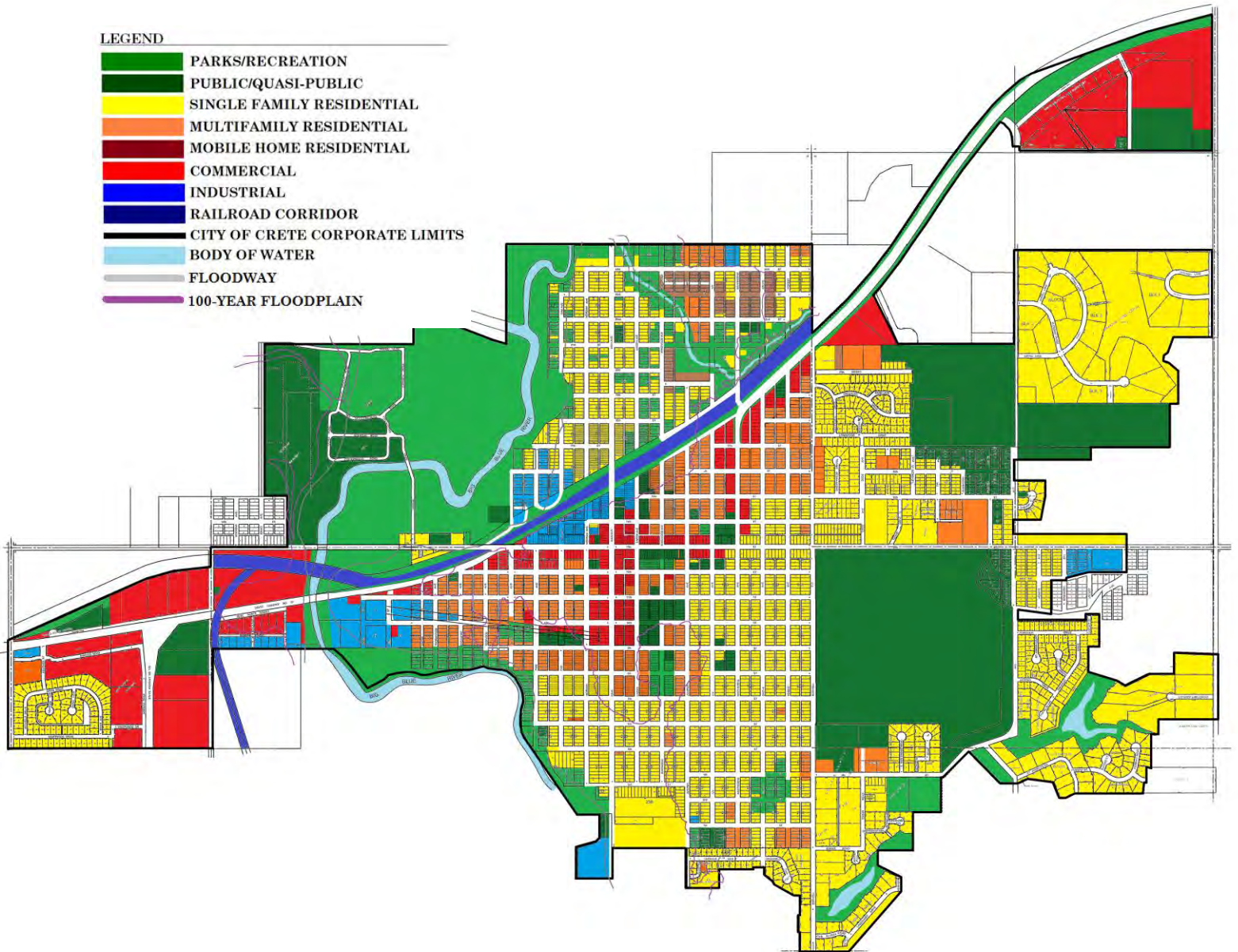
Action Step 3: Enforce modern construction and property standards by including the International Building Code and Uniform Housing Code with the City’s current municipal codes. Such action will ensure that the residents of the City of Crete can live and work safely in structures that are built and maintained to modern safety standards.

FUTURE LAND USE MAP
CORPORATE LIMITS
CRETE, NEBRASKA
2024-2039



LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF CRETE CORPORATE LIMITS
- BODY OF WATER
- FLOODWAY
- 100-YEAR FLOODPLAIN



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ILLUSTRATION 2.1

FUTURE LAND USE MAP

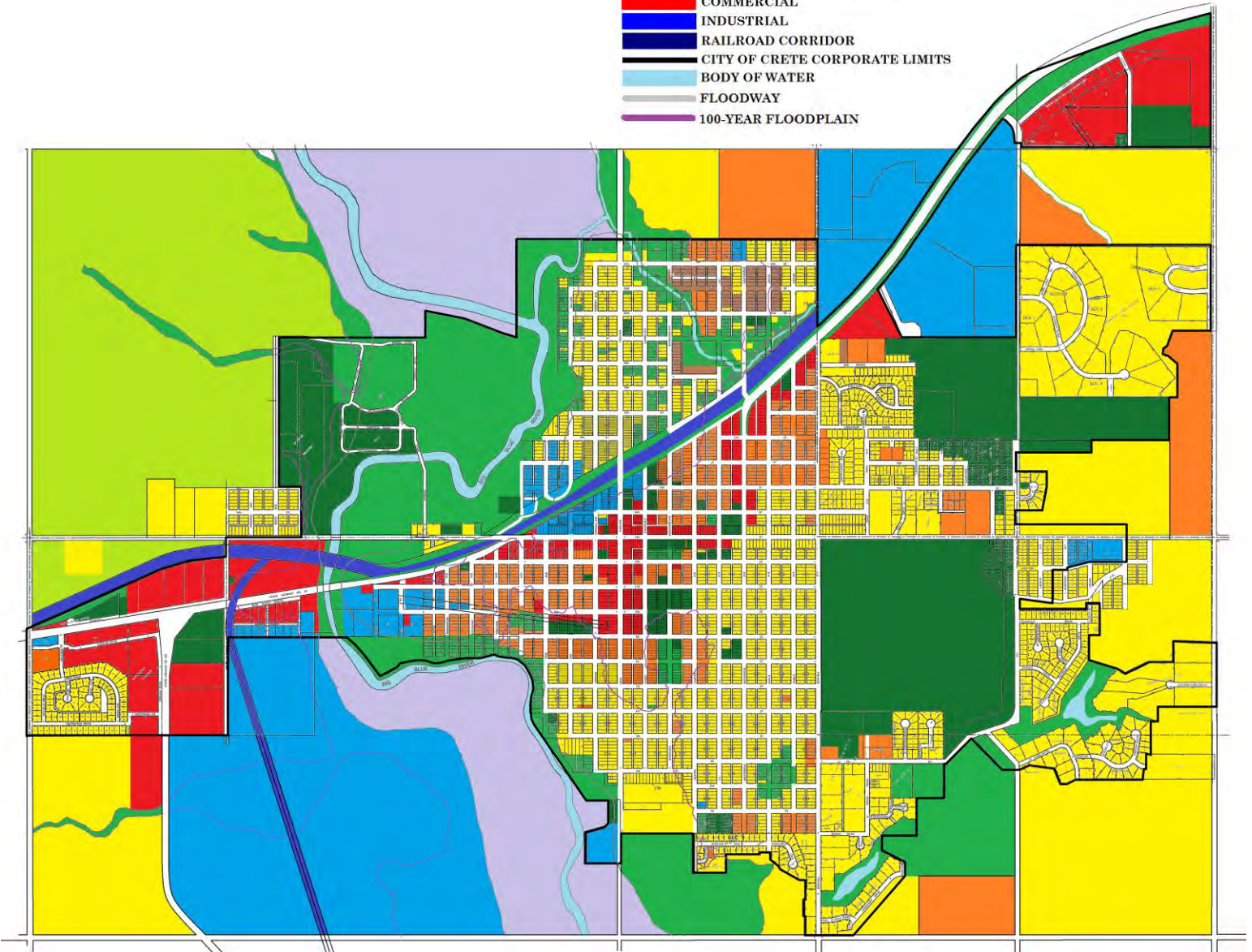
CORPORATE LIMITS & ADJACENT

CRETE, NEBRASKA

2024-2039



- LEGEND**
- PARKS/RECREATION
 - PUBLIC/QUASI-PUBLIC
 - SINGLE FAMILY RESIDENTIAL
 - MULTIFAMILY RESIDENTIAL
 - MOBILE HOME RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - RAILROAD CORRIDOR
 - CITY OF CRETE CORPORATE LIMITS
 - BODY OF WATER
 - FLOODWAY
 - 100-YEAR FLOODPLAIN



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ILLUSTRATION 2.2

FUTURE LAND USE MAP

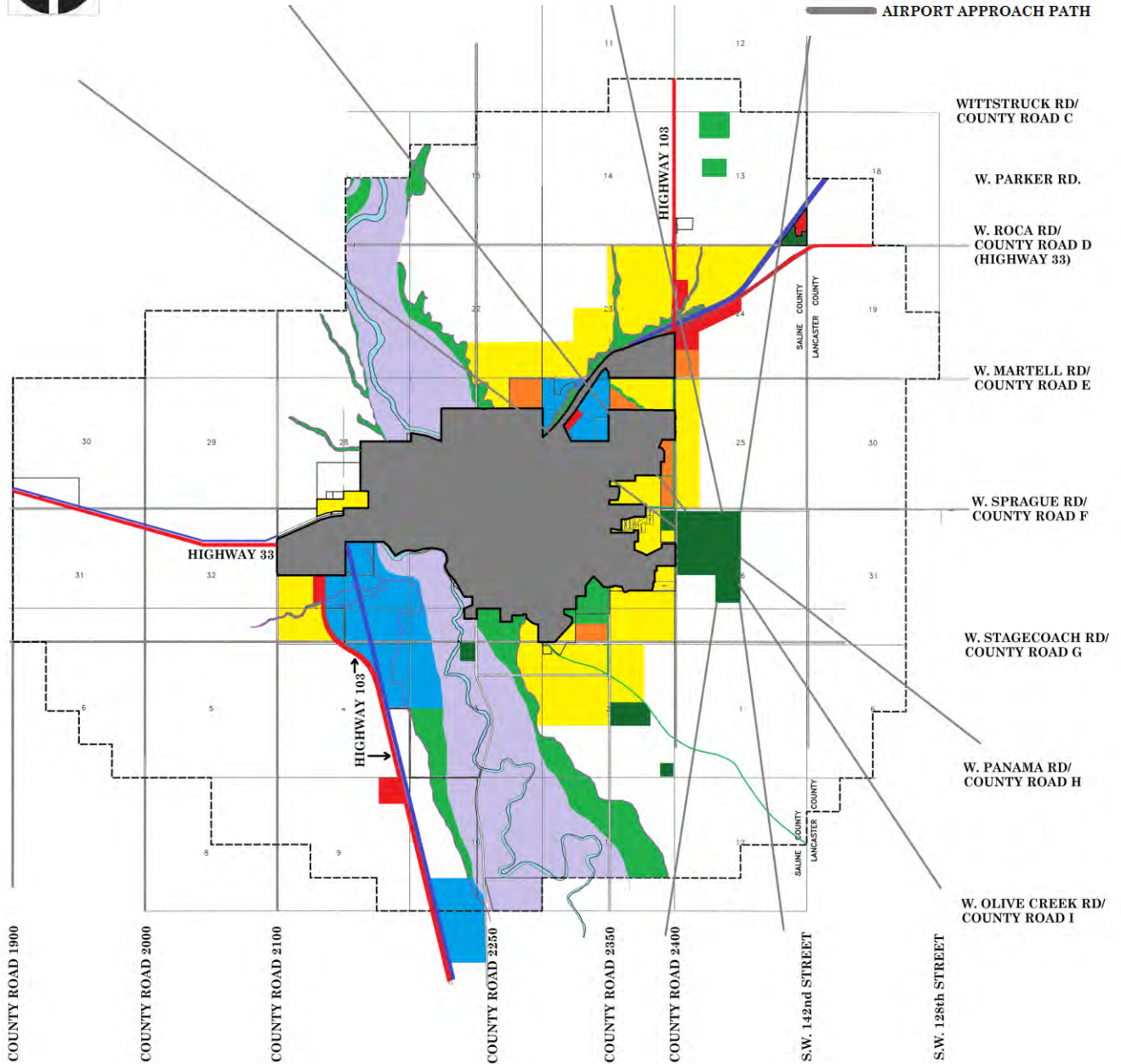
TWO-MILE PLANNING JURISDICTION

CRETE, NEBRASKA

2024-2039



- LEGEND**
- VACANT/AGRICULTURE
 - PARKS/RECREATION
 - PUBLIC/QUASI-PUBLIC
 - SINGLE FAMILY RESIDENTIAL
 - MULTIFAMILY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - HIGHWAY CORRIDOR
 - RAILROAD CORRIDOR
 - CITY OF CRETE, NEBRASKA
 - TWO-MILE PLANNING JURISDICTION
 - BODY OF WATER
 - FLOODWAY
 - 100-YEAR FLOODPLAIN
 - AIRPORT APPROACH PATH



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COMMUNITY PLANNING & RESEARCH

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ILLUSTRATION 2.3

Goal 4: Appearance and Sustainability. Continue to implement Community improvement projects that enhance the quality of life and aesthetic appearance of the City of Crete.

- **Action Step 1:** Incorporate **beautification projects** that improve the appearance of Crete. Target areas should include, but not be limited to, the Downtown, highway corridors, Doane College, City parks and historically significant residential neighborhoods. **Citizen Survey participants strongly agreed with improving the appearance of the Community through improved street and pedestrian lighting, crosswalk enhancements, street trees, public benches, landscaping and the incorporation of design guidelines for facades, awnings and other building accessories.**
- **Action Step 2:** Create a sustainable, healthy Community for residents currently living in, or families planning to move to Crete. **Citizen Survey participants strongly agreed with improvements to streets, sidewalks and alleys, along with business retention/recruitment/expansion programs, vacant building marketing and the use of alternative energy sources as methods to improve the sustainability of the Community.** Local churches, Fire and Police Protection and Schools were identified as high-quality community services/ facilities in Crete.



HOUSING & NEIGHBORHOOD REDEVELOPMENT.

Goal 1: Community Housing Initiative. The City of Crete should implement a **Housing Initiative** as a primary economic development activity. This Community Housing Initiative should include the development of up to **314 new housing units by 2024**, including an estimated **184 owner housing units** and **130 new rental units**. The development of up to 314 new housing units would add an estimated \$61 Million to the Crete property tax base. This Housing Initiative would provide current and future residents of the Community with access to a variety of safe, decent and affordable housing types for families and individuals of all age, household size and income sectors.

- **Action Step 1:** Support the efforts of the City of Crete Economic/Community Development Department and the Crete Housing Authority to encourage and monitor housing development in the City of Crete. The City of Crete should continue to work directly with both public and private sectors to encourage the development of specific housing programs to meet the needs of the Community's current and future residents, with emphasis on housing for young families, the local workforce, retirees and special populations. **By 2024, the City of Crete will need to develop up to 120 owner units and 85 rental housing units for households, age 18 to 54 years, and 64 owner and 45 rental units for elderly households, 55+ years of age.**

The City of Crete has established memberships with regional economic and housing development organizations such as Southeast Nebraska Development District, Southeast Nebraska Affordable Housing Council and Blue Valley Community Action Partnership. The programs provided by these organizations are vital to the successful implementation of future housing activities in Crete.

- Design and implement a **Workforce Housing Assistance Program** for local employees and a **Continuum of Residential Retirement Program** for older adults in the City.
- **Action Step 2:** Plan and implement an **Employer's Housing Assistance Program** to encourage major employers in the Crete area to become directly involved with assisting their employees in becoming homeowners in the Community of Crete. Assistance could include, but not be limited to, locating and negotiating the purchase of a house, providing funding assistance, etc. Funding assistance could be, for example, in the form of a \$5,000 to \$10,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc. These homebuyers could also be a participant in a first-time homebuyers program, funded by either/both the Nebraska Investment Finance Authority and the Nebraska Department of Economic Development.

Two or more major employers should consider forming a limited partnership to develop affordable housing projects in Crete, utilizing available public and private funding sources.

- **Action Step 3:** Design and Implement a **Continuum of (Housing) Residential Care Program** in the Community of Crete directed at persons and families 55+ years of age. This Program would address several facets of elderly housing needs and development opportunities in Crete, including the increasing need for in-home services and home maintenance, repair and modification of homes occupied by elderly households in the Community and additional affordable housing, both owner and rental, with and without supportive services.

Goal 2: New Housing Developments. New housing developments in the City of Crete should address the needs of both owner- and renter households, of all age and income sectors, of varied price products. **Citizen Survey participants identified housing for low- to moderate income families, existing/new employees and first-time homebuyers, consisting of three+-bedroom, single family housing as a great need for the Community.**

- **Action Step 1:** Identify up to **185 acres of land for new residential development** to meet the estimated need for **314 additional housing units by 2024.** The City should develop housing in both new and developed areas of the Community.
- **Action Step 2:** Build an estimated 32 units of owner housing for households of low- to moderate-income, 104 units for moderate income households and an estimated 48 owner units for families and individuals of moderate- to upper income. Special attention should be given the construction of single family housing units for younger households and single family and patio and town home units for older adults. **New owner housing price products should range between \$134,000 to \$230,000, depending on the type of housing units and the household income sector being targeted.**
- **Action Step 3:** Build an estimated 70 rental housing units for persons and families of very-low- to moderate-income and an estimated 58 rental units for households of moderate- to upper-income.

The elderly household population should be targeted for both the upper-income and very-low income rental units. Low- to moderate-income rental housing should be constructed for families. **Participants of the Crete Continuum of Care for Elderly Persons Household Survey identified nursing home/long-term care and assisted living housing as a need in the Community.**



Rental housing price products in Crete should range in monthly rents from \$545 to \$795, depending on the size, number of bedrooms and the household income sector being served. Rental units of all types should be constructed in Crete, with emphasis on duplex rental units for both the elderly and younger households and single family units for younger, larger families. A rent to purchase option should be made available with new single family rental units.

- **Action Step 4:** Additional **rental housing projects** are recommended for the City of Crete, by 2024, to meet the needs of young, single workers in the Community. These projects should be designed and developed in a size and scale suitable for the neighborhood location. The development of a SRO (Single Room Occupancy) facility of 18 to 20 units should be given consideration to house single persons in the local workforce.
- **Action Step 5:** Provide a variety of new retirement and elderly housing types in order to retain these groups in the City. Supporting efforts of Tabitha Living Communities in Crete to construct a new “green house model” nursing facility is an example.
- **Action Step 6:** Future housing development programs in Crete should be concentrated in the eastern portion of City, between Iris Avenue and County Road 2400; south and southeast of the College Heights Golf Course and the Ridge Addition, and north/northeast of the Highway 33/103 Corridor generally north of Martell Road (County Road E). Consider new, modern housing development types, such as housing in the Downtown and new subdivisions utilizing New Urbanism planning concepts.
- **Action Step 7:** Adapt and retro-fit selected Downtown commercial buildings for upper-story housing. This would diversify the local housing market and aid the Downtown in becoming a more vibrant commercial and residential center. **A total of 26 units, 8 owner and 18 rental units, should be developed in Downtown Crete, by 2024.**
- **Action Step 8:** New housing developments in the City of Crete should include the construction of housing that focuses on accessibility and use by persons and families with special needs.
- **Action Step 9:** As needed, the City should establish a policy of condemning and demolishing housing of a dilapidated condition, not cost effective to rehabilitate. **The vacated lots could be set aside as part of a City-Wide Land Trust/Land Bank program to be used for future owner and rental housing development needs.**



Goal 3: Existing Owner and Rental Housing Stock. Housing rehabilitation programs and activities in the City of Crete should strive to protect and preserve the existing housing stock of the Community.

- **Action Step 1:** The Community of Crete should establish a housing rehabilitation program for both owner and rental housing units, with emphasis on meeting the housing rehabilitation needs of the elderly, low income families, college students and housing occupied by persons with special needs. **The top “Greatly Needed” housing types/activities, as per the Crete Citizen Survey, included single family housing for middle-income families and first-time homebuyers and rehabilitation of owner- and renter-occupied housing units.**
- **Action Step 2:** The Community of Crete should continue to preserve housing of historical significance. Housing that is architecturally significant or for its association with persons or families who played key roles in the development and growth of the City adds to the character and uniqueness of Crete neighborhoods.
- **Action Step 3:** Establish a local “**Rental Recycle**” program, providing financial incentives to sellers/purchasers of existing older, single family homes that were converted into two+ rental units, for conversion back to owner units.

Goal 4: Financing Housing Development. The City of Crete and housing developers should consider both public and private funding sources to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** The City should pursue State and Federal Grants to assist in financing housing rehabilitation, housing purchase, rehabilitate and resale and first-time homebuyers programs. The City and private builders should pursue such funding from the Nebraska Investment Finance Authority and Nebraska Department of Economic Development. **Over 80 percent of Citizen Survey respondents expressed support for the City in using State or Federal grant funds for housing programs, including owner/renter housing rehabilitation, purchase/rehab/resale or re-rent programs.**
- **Action Step 2:** The City of Crete should utilize Tax Increment Financing (TIF) to assist in the financing of new housing developments, specifically public facility and utility requirements. Recently, the City of Crete approved “Redevelopment Area #1” for the utilization of TIF. This Area, identified with future land uses in the **Illustration on Page 2.13**, consists of the Downtown, land uses adjacent the Highway 33/103 Corridor east of the Downtown and vacant, developable land east of the eastern Corporate Limits.



REDEVELOPMENT AREA #1 - FUTURE LAND USE MAP

CORPORATE LIMITS & ADJACENT

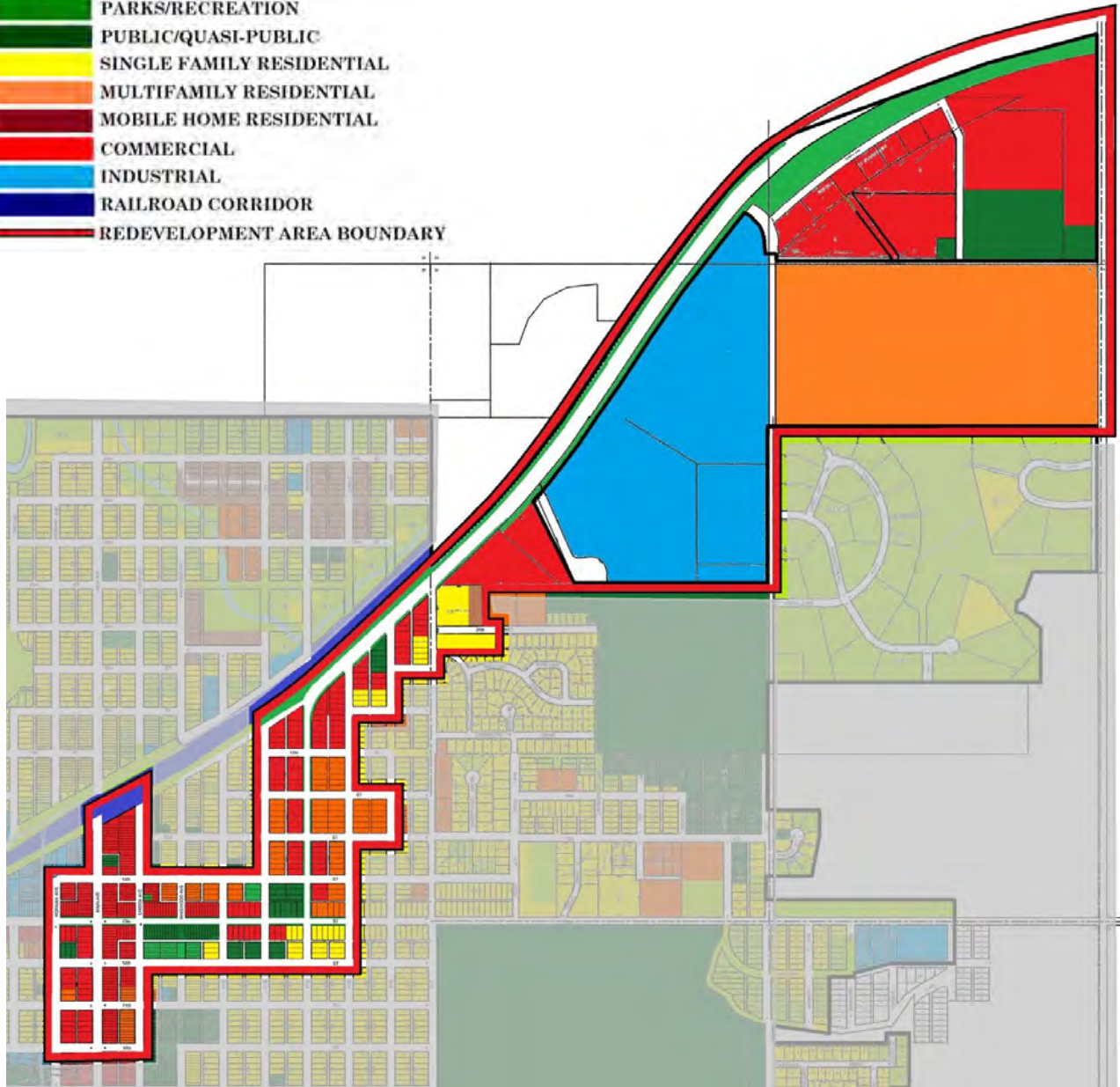
CRETE, NEBRASKA

2014



LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- REDEVELOPMENT AREA BOUNDARY



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COMMUNITY PLANNING & RESEARCH

***Lincoln, Nebraska* 402.464.5383 ***

ILLUSTRATION 2.4

- **Action Step 3:** Housing developers in Crete should be encouraged to pursue the securing of any and all available tools of financing assistance in the development of new housing projects in the Community. This assistance is available with the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, USDA-Rural Development, Federal Home Loan Bank and the Department of Housing and Urban Development, in the form of grants, tax credits and mortgage insurance.

Goal 5: Impediments to Fair Housing Choice. As a Community, Crete will need to identify, discuss and establish a plan to eliminate all barriers and impediments to fair housing choice in the City. All sectors of the Community, both public and private, should play a role in this process. This would include the involvement of City government, schools, churches and the local business sector.

- **Action Step 1:** Address the following, primary impediments to fair housing choice in Crete, as identified by participants of the **Crete Workforce Housing Needs Survey**. ***For Owner Households – Housing Prices, Excessive Down Payment and Closing Costs and Cost of Insurance. For Renter Households – Lack of Available Decent Rental Units in the Price Range, Excessive Application Fees and/or Rental Deposit and Attitudes of Landlords and Neighbors.***
- **Action Step 2:** The City of Crete should establish and enforce a **Fair Housing Policy**, to ensure all current and future residents of the Community do not experience any discrimination in housing choice.



EDUCATION & COMMUNITY/ECONOMIC DEVELOPMENT.

Goal 1: Educational Quality. Continue to provide a **high quality of public and private elementary, junior, senior and college-level education** for the residents of Crete. Maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population for the Crete Public Schools, St. James Catholic School (Grades K – 6) and the Doane College Crete Campus. **A total of 43 Citizen Survey participants identified Crete Public/Parochial Schools as a factor in their decision to move to Crete. Additionally, 230 (84.6 percent) of Survey respondents would recommend Crete Public and Parochial Schools.**

- **Action Step 1:** Facilitate the development of the new Crete High School and conversion of the existing High School into a new Middle School, while the current Middle School is planned to house Grades 3 through 5. The approved School Bond will also provide for improvements to the existing Elementary School, including sprinklers and other mechanical upgrades.
- **Action Step 2: Extra-Curricular Activities,** such as homework assistance, athletics, student clubs should continue to be an important role in the development of education in all school children.
- **Action Step 3:** Support a **increase in enrollment** at Crete Public Schools. Leadership within the Public School System identified stable enrollment at approximately 1,800 students per year. In the event of a substantial increase in enrollment, educational facilities should be prepared with appropriate amenities, facilities and necessary staff to meet demand.
- **Action Step 4:** Support the efforts of **Crete Public Schools Foundation** to raise money and provide the funding necessary to continue Crete Public Schools' mission of providing for the excellence of students.
- **Action Step 5:** Support the **student leadership programs** that are offered by Crete Public Schools. Programs of this nature will provide school children of all ages with the necessary knowledge and potential to be successful, post-graduation.
- **Action Step 6:** Support the efforts of Doane College to meet the development options presented in the College's newly adopted Campus Master Plan.
- **Action Step 7:** Provide opportunities for adults and the elderly to obtain skills in a new field through **continuing education and athletic programs** at the Crete Campus of Doane College.



Goal 2: Economic/Community Development. Utilize the **Crete Comprehensive Plan** as an **economic and Community development resource and guide** to maximize economic opportunities for all residents. Foster an increase in diversified employment and business types in Crete.

- **Action Step 1:** The **Crete Economic/Community Development Department** has established a strategic **Economic Development Program** for prioritizing economic and Community development and redevelopment efforts in Crete. **The focus of the Program is on providing adequate Community facilities, attracting new businesses and assisting existing businesses to grow.**
- **Action Step 2:** Create up to **350 new jobs in Crete by 2024.** This should be achieved by expanding existing and adding commercial businesses and industrial companies, that are “light manufacturing” in nature to Crete.
- **Action Step 3:** The City’s Economic/Community Development Program should explore all funding opportunities of LB 840, so as to maximize use of local tax dollars on an annual basis.
- **Action Step 4:** Expand local efforts to support existing businesses and industries to renovate and grow. This effort is focused upon providing a revolving loan program and assisting in acquiring available Federal, State and Local grants.
- **Action Step 5:** Focus efforts of **diversified businesses and employment opportunities** to expand existing and attract new companies. Expand the availability of retail commerce development sites and available storefronts for rent or purchase to attract non-local businesses. Maintain and improve both public and private services, businesses and industries in Crete, in an effort to increase and diversify employment opportunities.
- **Action Step 6:** Continue to support **business retention and expansion programs** offered by the City’s Economic/Community Development Department and Crete Chamber of Commerce to ensure the continuation of well established businesses in Crete. Business transition services should be offered to support the transfer of businesses to new generation owners, as current owners retire. These Programs could assist in recruiting both High School and College students/graduates to train in selective career paths to become business owners. The Community should create and maintain a listing of Home Based Businesses so that as businesses outgrow a home (or farm) location, appropriate space in commercial or industrial areas of the Community can be occupied with a local base, home-grown businesses.

- **Action Step 7: Housing initiatives** in Crete should be paralleled with **job creation activities**. A high percentage of persons employed in Crete live in other Communities. This is primarily due to the lack of available or suitable housing. Programs supported by the City’s Economic/Community Development Department, through the provision of housing development partners should focus on addressing the need for housing development and redevelopment in older neighborhoods, combined with promoting new housing development in new residential subdivisions.
- **Action Step 8:** Expand efforts to utilize **Federal, State and Local Governmental Incentives** for promoting economic development in Crete and recruit and retain job/business opportunities. Continue strong relationships with Local and State Agencies such as the Nebraska Department of Economic Development.

Goal 3: Community Development. Community Development practices should strive to both **stabilize and improve the local Crete economy and quality of life**. Proper renovation, adaptive reuse and additions of existing buildings, as well as new construction activities should be components of locally available incentives to attract residents, businesses and industries.

- **Action Step 1:** Encourage **local reinvestment** in Crete by both the public and private sectors. Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential areas. Remove dilapidated buildings and promote building rehabilitation on structures that are considered cost-effective for such activity.
- **Action Step 2:** Include a **building repair and modification program** for deteriorating structures, including commercial buildings with upper-story housing and homes adjacent Downtown Crete.
- **Action Step 3:** Designate Downtown Crete as a “**Historic District**” to allow for the rehabilitation and preservation of buildings with historic significance. A potential activity is the Nebraska Department of Economic Development’s “Downtown Revitalization Project-Phase I” program, which would highlight necessary improvements to buildings, streets, infrastructure and pedestrian safety in Downtown Crete. The Downtown should also be designated as an “**Entertainment District**” for local residents, including college students, comprised of businesses, restaurants and other entertainment venues.
- **Action Step 4:** Promote the development and redevelopment of highway-oriented commercial businesses along the Highway 33/103 Corridor. A hotel/convention center is in the planning stages for development in northeastern Crete.
- **Action Step 5:** Utilize all available **public programs of financing** in funding development and redevelopment programs. These programs include, but are not limited to HOME Funds, Community Development Block Grants, SAFETEA-LU (Transportation Enhancement Act), Nebraska Affordable Housing Trust Fund, Historic Preservation Tax Credits and locally based Tax Increment Financing.

- **Action Step 6:** Provide **public improvements** to older residential neighborhoods, as well as Downtown Crete, in need of street and sidewalk resurfacing, landscaping and street trees. Downtown facade improvements, a public gathering/festival square, additional public parking and stronger ties to Doane College are needed to support the development of additional specialty retail businesses. **The UNL Discover Crete document provides concepts to achieve the above improvements.**
- **Action Step 7:** Utilize the recently completed **Crete Redevelopment Area #1 Plan** for redevelopment projects in Downtown Crete. Identified improvements include, but are not limited to, structurally securing Downtown buildings, façade improvements, public parking improvements, and Gateway Entry improvements along the Highway 33/103 Corridor within and east of the Downtown.
- **Action Step 8:** Enhance the potential of **Community agency connections**, including the Crete Economic/Community Development Department and Chamber of Commerce, Blue Valley Community Action Partnership, Southeast Nebraska Development District, State and City Government, Nebraska Municipal Power Pool’s MEAN Program and other existing organizations or special committees for technical and financial assistance for securing new community and economic development activities. Utilize Local, State and Federal funding sources to strengthen existing and assist in the creation of new business/industry.
- **Action Step 9:** Promote **Community sustainability and quality of life** in Crete as being a great place to live, work, raise a family and retire. The high quality of parks and recreation areas and public facilities make this Community attractive to existing and future residents. Continuing a **“sense of community”** image in Crete, through the local public education system and close-knit neighborhoods is important to the long-term viability of the Community.



Goal 4: Community Redevelopment Planning and Implementation. Focus on improving structures, utility mains and public facilities throughout Crete. Utilize various funding local, State and Federal funding sources to achieve various redevelopment goals in Crete.

- **Action Step 1:** Utilize **Tax Increment Financing (TIF)** in designated “Redevelopment Areas” as a method of funding structural rehabilitation activities for commercial buildings. These activities could include façade renovation, utility and street improvements and mixed use developments. **Crete recently designated its first Redevelopment Area where TIF can be utilized, including the Downtown and eastern Highway 33/103 Corridor.**



- **Action Step 2:** Crete will need to consider the use of **Tax Increment Financing** for Community development activities involving the improvement of public utilities, facilities, public utilities, streets, sidewalks and trails.
- **Action Step 3:** Crete should consider the creation of a **Community Redevelopment Authority**, as a stand-alone organization, to arrange and manage a variety of funding sources and development/redevelopment activities, along with the implementation of improvements within the City’s current and future “Redevelopment Areas.”

PUBLIC FACILITIES/UTILITIES. ENERGY & TRANSPORTATION.

Goal 1: Public Facilities & Utilities. Maintain and improve the existing public facilities and utilities in Crete. Develop, as needed, new facilities and services to reflect the Community's needs and demands during the 10- and 25-year planning periods. Provide modern water and sewage treatment mains, public utility facilities, flood control and similar environmental control processes.

- **Action Step 1: Upgrade and expand public services** to keep pace with population changes and associated commercial, industrial and residential developments. Provide public services in an efficient and economic manner in order to protect and enhance the safety and welfare of Crete residents. Provide modern sewage treatment facilities, refuse collection and disposal, street cleaning, flood control and similar environmental control processes.
- **Action Step 2: Provide adequate law enforcement, fire and ambulance protection/ services**, with increased emphasis on community relations, as well as adequate civil defense and emergency services. Ensure that facilities necessary to support such services are available throughout the Community. Promote the coordination of these services among the various governmental and quasi-governmental entities.
- **Action Step 3:** The City of Crete should consider the development of a new Public Library building and a Community-owned recreational/wellness facility. **These two public facilities were identified in the Crete Citizen Survey as a major need for the Community.**
- **Action Step 4: Future public utility projects include a new wastewater treatment plant and utility substation.** Residents consider Crete's low utility rates as an advantage to living within the Corporate Limits of the City of Crete.
- **Action Step 5:** Maintain an **adequate supply of potable water** and an **expanded distribution system** suitable for both present and future consumption and fire protection in Crete. Continue to maintain the water distribution system to supply a sufficient quantity and quality of water for residents.
- **Action Step 6: Continue efforts to upgrade and expand segments of the Crete municipal sanitary sewer collection system** within the 10- and 25-year planning periods. While segments of the original sanitary sewer system are aging and will likely need replaced during the next 10 years, the majority is adequately sized and in good condition.



Goal 2: Energy. Access available programs and funding sources to reduce energy consumptions and promote the use of alternative energy systems in Crete.

- **Action Step 1:** Promote the use of **alternate energy systems** in Crete, available through the provisions of the Nebraska Net Metering, State Statutes §70-2001. A variety of wind, solar, geothermal, biomass and methane energy sources are available in association with “green building” methods to significantly reduce energy costs for heating and cooling.
- **Net Metering** is also encouraged to be supplemented with “green building” techniques to enhance energy efficiency by all sectors of the City of Crete. **Tax Increment Financing**, in combination with low-interest or no-interest loans through programs available from the United States Department of Agriculture and public power utility districts, can greatly reduce the cost of implementing these alternative energy systems.
- **Action Step 2:** Assist public and private property owners in Crete to access available funding sources through utility districts such as Nebraska Municipal Power Pool, MEAN and the Nebraska Energy Office for modern heating, cooling and lighting systems to reduce consumption rates by commercial, industrial, residential and public/quasi-public building owners.
- **Action Step 3:** Strive to establish a pilot project in Crete that utilizes alternative energy systems to provide electric energy to multiple stores within a strip-mail setting or within Downtown Crete at a reduced rate or “no cost.” This would reduce overhead costs and achieve profitability.

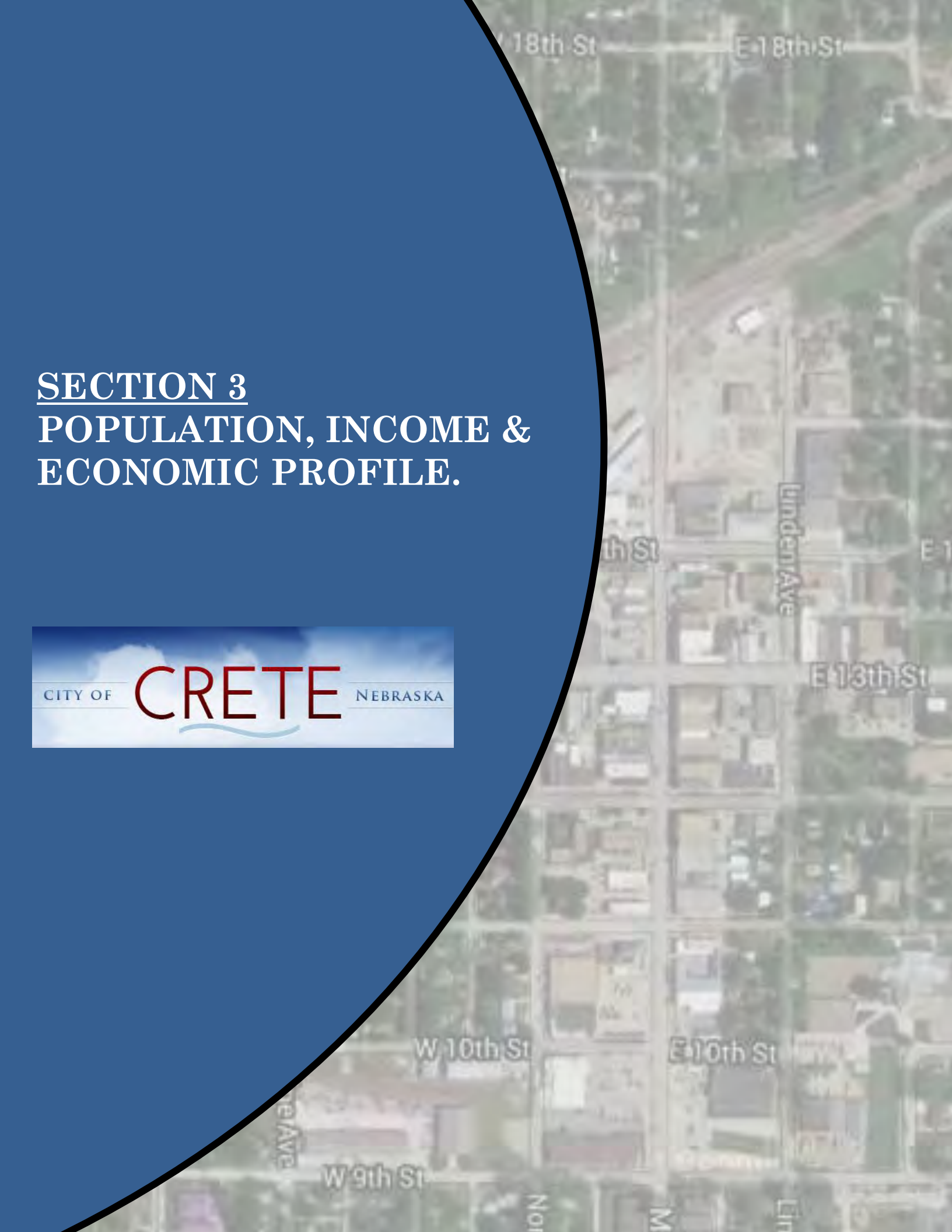


Goal 3: Transportation. Provide an **efficient transportation system** throughout Crete for the safe and efficient movement of people, goods and services.

- **Action Step 1:** Continue to annually update the coordinated **One- and Six-Year Street Plan** for maintenance and improvement of existing and future streets, roads, and highways in the Community. This includes paving, curbs, gutters, street lighting and curb cuts, all in an effort to reduce excessive travel delays.
- **Action Step 2:** Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the street system in Crete.
- **Action Step 3:** Coordinate the **Crete Land Use Plan** and the **One- and Six- Year Street Plan** to prepare the City for future growth and development. Emphasis should be given to seeking cost effective methods to reduce/calm traffic along the Highway 33/103 Corridor, which handles an estimated 10,500 vehicles per day.
- **Action Step 4:** Seek funding sources to implement “**Quiet Zones**” along the Burlington Northern Santa Fe Railroad Corridor through the Community. Once implemented, this effort would greatly improve the quality of life of residents of neighborhoods located along the Railroad Corridor, as well as throughout Downtown Crete.
- **Action Step 5:** New residential, commercial and industrial developments in Crete should have appropriate and adequate streets, curbs, gutters and sidewalks.
- **Action Step 6:** Plan and Implement a “**Safe Routes to School**” initiative in Crete. Create a collaborative partnership including, but not limited to, educators, parents, students, community leaders, health officials and administrators to encourage school-age children to walk or bike to school through the construction of bike lanes and pedestrian walkways. Specifically address the desire of Crete residents for the need for sidewalks and or hiking and biking trails along Iris and Boswell Avenues that connect adjacent neighborhoods to a City-Wide network of trails. The City has an active “sidewalk ordinance” that will assist in addressing pedestrian traffic issues.
- **Action Step 7:** Address transportation issues identified in the Crete Citizen Survey. **These include, but are not limited to, pedestrian and trails connections and school traffic circulation.**



SECTION 3
**POPULATION, INCOME &
ECONOMIC PROFILE.**



SECTION 3

POPULATION, INCOME & ECONOMIC PROFILE.



INTRODUCTION.

Population, income and economic trends in the City of Crete and the respective Planning Jurisdiction serve as valuable indicators of future development needs and patterns for the Community by providing a basis for the realistic projection of the future population. The population trends and projections for the years 2000 through 2039 were studied and forecasted for Crete, utilizing a process of both trend analysis and popular consent.

Crete is projected to increase in population during the next 10 and 25 years, due to additional employment opportunities and continued housing development. To maintain a stable population base, the City will need to develop existing land within the Corporate Limits, while developing suitable land adjacent the City for future annexation. This population goal would also require the creation of additional housing stock and related public features and utilities for the City.

A **Community Housing Study** was conducted for the City of Crete, Nebraska in May, 2014, that highlighted population, income, economic and housing trends and projections, as well as determined a 10- and 25-year housing target demand for Crete. The Study also identified important housing development projects of various styles and serving several different income levels in the Community.

The Housing Study identifies a target demand for up to **314 new housing units** by 2024, and **588 new housing units** by 2039. The Study provides a “**10-Year Housing Action Plan**” for completing housing projects deemed most needed by the local citizens of Crete.

The most critical housing issues in Crete are to promote the development of housing for the local workforce population affordable to all salary income levels. Other priority housing needs in Crete include providing opportunities for the elderly, first time homebuyers and middle-income persons and families, including new housing units of various types and styles, having three+-bedrooms. Future population and household growth in Crete will be driven by new and expanded economic development and public service activities, not only in Crete but in northeastern Saline County.

GENERAL POPULATION TRENDS AND PROJECTIONS.

The analysis and projection of population are at the center of all planning decisions. This process assists in the understanding of important changes which have and will occur throughout the 10- and 25-year planning periods.

Estimating population size is critical to a community planning process. Further, projecting the population of a community is extremely complex. Because projections are based upon various assumptions about the future, projections must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of a community.

POPULATION

- Table 3.1 identifies population trends and projections for the City of Crete, Nebraska. The current (2014) estimated population for Crete is 7,196. The “medium” population projection for Crete is projected to increase by 763, or 10.6 percent, to 7,959 by 2024, and by 1,601, or 22.2 percent, to 8,797 by 2039. The City of Crete has the potential to experience a population increase of 1,849, or 25.7 percent to 9,045 by increasing housing planning and economic/community development activities.**

**TABLE 3.1
POPULATION TRENDS & PROJECTIONS
CRETE / SALINE COUNTY, NEBRASKA
2000-2039 / 10- & 25-YEAR PROJECTIONS**

| | <u>Year</u> | <u>Population</u> | <u>Total</u> | | <u>Annual</u> | | |
|-----------------------|---------------|-------------------|---------------|----------------|---------------|----------------|---------------|
| | | | <u>Change</u> | <u>Percent</u> | <u>Change</u> | <u>Percent</u> | |
| Crete: | 2000 | 6,028 | -- | -- | -- | -- | |
| | 2010 | 6,960 | +932 | +15.5% | +93.2 | +1.5% | |
| | 2014 | 7,196 | +236 | +3.4% | +78.7 | +1.1% | |
| | Low | 2024 | 7,527 | +331 | +4.6% | +33.1 | +0.46% |
| | Medium | 2024 | 7,959 | +763 | +10.6% | +76.3 | +1.06% |
| | High | 2024 | 8,261 | +1,065 | +14.8% | +106.5 | +1.48% |
| | Low | 2039 | 7,753 | +557 | +7.7% | +22.3 | +0.34% |
| | Medium | 2039 | 8,797 | +1,601 | +22.2% | +64.0 | +0.88% |
| | High | 2039 | 9,045 | +1,849 | +25.7% | +74.0 | +1.03% |
| Saline County: | 2000 | 13,843 | -- | -- | -- | -- | |
| | 2010 | 14,200 | +357 | +2.6% | +35.7 | +0.3% | |
| | 2014 | 14,588 | +388 | +2.7% | +129.3 | +0.9% | |
| | 2024 | 15,161* | +573 | +3.9% | +57.3 | +0.4% | |
| | 2039 | 15,218* | +630 | +4.3% | +25.2 | +0.2% | |

NOTE: 2012 Census Estimates: Crete, 7,174; Saline County, 14,557

*Includes “Medium” Population Projections for the City of Crete.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2014.

HISPANIC ORIGIN

- **Table 3.2** identifies **race and Hispanic origin** for the City of Crete, Nebraska. Persons of Hispanic origin comprised an estimated 13.5 percent, or 814 of the total 6,028 persons living in Crete in 2000. The Hispanic population increased from 2000 to 2010 and comprised an estimated 35.7 percent of the Crete population, or 2,484 of the total 6,960 residents. This trend is likely to continue due to several employment opportunities in the Community.

TABLE 3.2
RACE AND HISPANIC ORIGIN
CRETE, NEBRASKA
2000 & 2010

| <u>Race</u> | <u>2000</u> | | <u>2010</u> | |
|------------------------|---------------|-------------------|---------------|-------------------|
| | <u>Number</u> | <u>% of Total</u> | <u>Number</u> | <u>% of Total</u> |
| White | 5,213 | 86.5% | 4,915 | 70.7% |
| Black | 46 | 0.8% | 72 | 1.0% |
| Native American | 44 | 0.7% | 34 | 0.4% |
| Asian | 197 | 3.2% | 174 | 2.5% |
| <u>Other</u> | <u>528</u> | <u>8.8%</u> | <u>1,765</u> | <u>25.4%</u> |
| Totals | 6,028 | 100.0% | 6,960 | 100.0% |
| Hispanic Origin | 814 | 13.5% | 2,484 | 35.7% |

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2014.

AGE DISTRIBUTION

- For planning purposes, the various cohorts of population are important indicators of the special needs of a community. The cohorts of age, sex and family structure can assist in determining potential labor force and the need for housing, public facilities and other important local services.
- An analysis of age characteristics can be used to identify the potential need for public school, recreational areas and short- and long-term health care facilities.

- **Table 3.3** provides **age distribution** for the City of Crete, from 2000 to 2023. The “19 and under” age group experienced the largest increase in population from 2000 to 2010, increasing by 452, or from 1,853 to 2,305. This age group is projected to experience the largest increase in population by 2039, 581 persons, or 24 percent. **City officials must be cognizant of this increase in the young, “school age” population of Crete by providing youth-based activities and supporting the development of new or expansion of existing public facilities, including schools.**
- **The Crete population groups representing 55+ years of age are projected to increase by 2039. This includes elderly and frail elderly populations. The “20-34” and “35-54” age groups are also projected to experience a population increase by 2039, due, primarily, to expanding employment opportunities.**
- The current median age in Crete is an estimated 28.3 years, a decrease from the 2010 median age of 28.5. The trend of a decreasing median age is projected to continue through 2039, decreasing to 26.1 years.

**TABLE 3.3
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
CRETE, NEBRASKA
2000-2039**

| <u>Age Group</u> | <u>2000</u> | <u>2010</u> | <u>Change</u> | <u>2014</u> | <u>2024</u> | <u>2039</u> | <u>2014-2039 Change</u> |
|------------------|--------------|--------------|---------------|--------------|--------------|--------------|-----------------------------|
| 19 and Under | 1,853 | 2,305 | +452 | 2,411 | 2,737 | 2,992 | +581 |
| 20-34 | 1,484 | 1,736 | +252 | 1,803 | 1,992 | 2,233 | +430 |
| 35-54 | 1,416 | 1,571 | +155 | 1,612 | 1,709 | 1,856 | +244 |
| 55-64 | 397 | 587 | +190 | 640 | 768 | 893 | +253 |
| 65-74 | 331 | 319 | -12 | 317 | 323 | 358 | +41 |
| 75-84 | 348 | 262 | -86 | 239 | 249 | 265 | +26 |
| 85+ | 199 | 180 | -19 | 174 | 181 | 200 | +26 |
| Totals | 6,028 | 6,960 | +932 | 7,196 | 7,959 | 8,797 | +1,601 |
| Median Age | 30.3 | 28.5 | -1.8 | 28.3 | 27.3 | 26.1 | -2.2 |

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2014.

HOUSEHOLD CHARACTERISTICS

- **Table 3.4 identifies specific household characteristics** of the City of Crete, from 2000 to 2039. An increase in the number of households was recorded in Crete from 2000 to 2010. Households increased from 2,078 in 2000 to 2,199 in 2010; an increase of 121 households. Currently, Crete consists of an estimated 2,258 households, including 1,289 owner and 969 renter households.
- **An estimated 2,453 households are projected to exist in Crete by 2024. This will equal an estimated 1,388 owner and 1,065 renter households. By 2039, an estimated 1,507 owner and 1,175 renter households are projected to reside in the Community.**
- Currently (2014), an estimated 851 persons reside in **group quarters**. By 2024 and 2039, an estimated 918 and 1,020 persons, respectively, will receive services in a group quarter facility. Group quarters consist of dormitories, correctional facilities and nursing/care centers and are not considered a household.
- The current number of persons per household in Crete is approximately 2.81 and is projected to increase to 2.87 by 2024, and 2.9 by 2039. The increase in persons per households is likely attributed to larger families with children in the Community.

**TABLE 3.4
SPECIFIC HOUSEHOLD CHARACTERISTICS
CRETE, NEBRASKA
2000-2039**

| <u>Year</u> | <u>Population</u> | <u>Group Quarters</u> | <u>Persons in Households</u> | <u>Households</u> | <u>Persons Per Household</u> |
|-------------|-------------------|-----------------------|------------------------------|-------------------|------------------------------|
| 2000 | 6,028 | 759 | 5,269 | 2,078 | 2.54 |
| 2010 | 6,960 | 833 | 6,127 | 2,199 | 2.78 |
| 2014 | 7,196 | 851 | 6,345 | 2,258 | 2.81 |
| 2024 | 7,959 | 918 | 7,041 | 2,453 | 2.87 |
| 2039 | 8,797 | 1,020 | 7,777 | 2,682 | 2.90 |

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2014.

INCOME TRENDS AND PROJECTIONS.

HOUSEHOLD INCOME GROUPS

- **Table 3.5, page 3.7, identifies household income trends and projections** for Crete, Nebraska, from 2000 to 2039. Household incomes in Crete have increased in recent years and are projected to continue this trend through 2024 and 2039. From 2000 to 2011, median income in Crete increased from \$34,098 to \$38,750, or 13.6 percent. **The median income is projected to increase, by 2039, from the current estimated amount of \$40,042 to \$63,274, an increase of 27.4 percent.**
- The number of households in Crete having an annual income at or above \$35,000 is expected to increase during the next 10 years. Households having incomes at or above \$50,000 experiencing the greatest increase.
- Incomes in Crete, for households age 65+ years have also increased in recent years, from \$19,195 in 2000 to \$26,349 in 2011. Elderly household incomes are projected to increase, by 2039, from \$28,348 in 2014, to \$44,873 in 2014, an increase of 24.7 percent.

PER-CAPITA INCOME

- **Table 3.6, page 3.8, identifies per capita income trends & projections** in Saline County and the State of Nebraska, from 2002 to 2039. Current per capita income in Saline County is an estimated \$39,377. By 2024, per capita income in the County is projected to increase by an estimated 22.7 percent to \$48,316. An additional 26.7 percent change is projected for Saline County by 2039.

**TABLE 3.5
HOUSEHOLD INCOME – TOTAL & ELDERLY (65+) HOUSEHOLDS*
TRENDS AND PROJECTIONS
CRETE, NEBRASKA
2000-2039**

| Income Group | 2000* | 2011 Est.* | 2014 | 2024 | 2039 | % Change 2014-2039 |
|-----------------------------------|-----------------|-------------------|-----------------|-----------------|-----------------|-------------------------------|
| <u>Total Households</u> | | | | | | |
| Less than \$10,000 | 289 | 308 | 212 | 147 | 101 | -52.3% |
| \$10,000-\$19,999 | 319 | 140 | 101 | 86 | 66 | -23.2% |
| \$20,000-\$34,999 | 476 | 680 | 691 | 699 | 733 | +4.9% |
| \$35,000-\$49,999 | 390 | 285 | 289 | 346 | 398 | +15.0% |
| \$50,000 or More | 637 | 873 | 932 | 1,175 | 1,384 | +17.8% |
| Totals | 2,111 | 2,286 | 2,225 | 2,453 | 2,682 | +9.3% |
| Median Income | \$34,098 | \$38,750 | \$40,042 | \$49,651 | \$63,274 | +27.4% |
| <u>Households 65+ Yrs.</u> | | | | | | |
| Less than \$10,000 | 103 | 78 | 70 | 43 | 24 | -65.7% |
| \$10,000-\$19,999 | 199 | 129 | 118 | 98 | 70 | -40.7% |
| \$20,000-\$34,999 | 130 | 163 | 168 | 179 | 194 | +8.3% |
| \$35,000-\$49,999 | 68 | 45 | 48 | 55 | 67 | +39.6% |
| \$50,000 or More | 72 | 137 | 152 | 203 | 251 | +65.1% |
| Totals | 572 | 552 | 556 | 578 | 606 | +9.0% |
| Median Income | \$19,195 | \$26,349 | \$28,348 | \$35,997 | \$44,873 | +24.7% |

* Specified Data Used. 2011 Estimate subject to margin of error.

Source: 2000 Census, 2007-2011 American Community Survey Estimate.

Hanna:Keelan Associates, P.C., 2014.

**TABLE 3.6
PER CAPITA INCOME
SALINE COUNTY, NEBRASKA / STATE OF NEBRASKA
2002-2039**

| <u>Year</u> | <u>Saline County</u> | | <u>State of Nebraska</u> | |
|------------------|------------------------------|---------------------------|------------------------------|---------------------------|
| | <u>Per Capita Income</u> | <u>Percent Change</u> | <u>Per Capita Income</u> | <u>Percent Change</u> |
| 2002 | \$23,945 | -- | \$28,598 | -- |
| 2003 | \$25,842 | +7.9% | \$29,902 | +4.6% |
| 2004 | \$27,343 | +5.8% | \$30,314 | +1.4% |
| 2005 | \$27,591 | +0.9% | \$32,126 | +6.0% |
| 2006 | \$27,620 | +0.1% | \$33,265 | +3.5% |
| 2007 | \$30,657 | +11.0% | \$34,318 | +3.2% |
| 2008 | \$34,649 | +13.0% | \$35,679 | +4.0% |
| 2009 | \$32,667 | -5.7% | \$38,177 | +7.0% |
| 2010 | \$32,839 | +0.5% | \$40,163 | +5.2% |
| 2011 | \$36,735 | +11.9% | \$39,332 | -2.1% |
| 2014 | \$39,377 | +7.1% | \$41,282 | +5.0% |
| 2002-2014 | \$23,945-\$39,377 | +64.4% | \$28,598-\$41,282 | +44.3% |
| 2014-2024 | \$39,377-\$48,316 | +22.7% | \$41,282-\$52,087 | +26.2% |
| 2024-2039 | \$48,316-\$61,201 | +26.7% | \$52,087-\$66,865 | +28.3% |

Source: Bureau of Economic Analysis, Regional Economic Information System, 2014.
Nebraska Department of Economic Development, 2014.
Hanna:Keelan Associates, P.C., 2014.

COST BURDENED HOUSEHOLDS

- **Tables 3.7, 3.8 and 3.9 identify households with housing problems/cost burdened** in the City of Crete, in 2000, 2011 and 2023. Cost burdened households are households that spend 30 percent or more of their income on housing costs. Housing costs include any cost directly attributable to the cost of living and may include rent, mortgage, insurance, taxes and utilities. Housing problems may include a lack of plumbing facilities or overcrowded housing conditions. Overcrowded housing conditions exist when more than 1.01 person per room exist in a housing unit.
- **An estimated 148 owner and 311 renter households in Crete are currently cost burdened and/or have housing problems. Households experiencing cost burden and/or housing problems are projected to decrease by 2039, when an estimated 95 owner and 260 renter cost burden households are projected to exist in Crete.**
- **An estimated 112 of the cost-burdened 311 renter households are considered elderly, or 62+ years of age. By 2039, the number of cost-burdened elderly renter households is projected to decrease to 84.**
- Substandard Housing, as defined by the U.S. Department of Housing and Urban Development, considers housing units that are experiencing overcrowded conditions (1.01+ persons per room) or homes without complete plumbing. **The 2007-2011 American Community Survey found no homes in Crete lacking complete plumbing, but 61 homes are experiencing overcrowded conditions.**

**TABLE 3.7
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CRETE, NEBRASKA
2000-2039**

| <u>Income Range</u> | <u>2000*</u> # / #CB-HP | <u>2010*</u> # / #CB-HP | <u>2014</u> # / #CB-HP | <u>2024</u> # / #CB-HP | <u>2039</u> # / #CB-HP |
|---------------------|----------------------------|----------------------------|---------------------------|---------------------------|---------------------------|
| 0%-30% AMI | 79 / 59 | 80 / 50 | 80 / 48 | 82 / 40 | 86 / 32 |
| 31%-50% AMI | 79 / 30 | 82 / 26 | 83 / 25 | 86 / 20 | 90 / 15 |
| 51%-80% AMI | 235 / 35 | 244 / 30 | 249 / 29 | 290 / 23 | 320 / 16 |
| 81%+ AMI | 815 / 55 | 851 / 47 | 877 / 46 | 930 / 39 | 1,011 / 32 |
| Totals | 1,208 / 179 | 1,257 / 153 | 1,289 / 148 | 1,388 / 122 | 1,507 / 95 |

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used.

Source: 2000 CHAS Data.

Hanna:Keelan Associates, P.C., 2014.

TABLE 3.8
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CRETE, NEBRASKA
2000-2039

| Income Range | 2000* # / #CB-HP | 2010* # / #CB-HP | 2014 # / #CB-HP | 2024 # / #CB-HP | 2039 # / #CB-HP |
|---------------------|-----------------------------------|-----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| 0%-30% AMI | 172 / 108 | 186 / 103 | 188 / 100 | 198 / 94 | 211 / 88 |
| 31%-50% AMI | 148 / 108 | 161 / 105 | 164 / 103 | 176 / 98 | 197 / 93 |
| 51%-80% AMI | 146 / 74 | 158 / 72 | 161 / 71 | 195 / 67 | 211 / 60 |
| <u>81%+ AMI</u> | <u>402 / 49</u> | <u>437 / 40</u> | <u>456 / 37</u> | <u>496 / 27</u> | <u>556 / 19</u> |
| Totals | 868 / 339 | 942 / 320 | 969 / 311 | 1,065 / 286 | 1,175 / 260 |

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used.

Source: 2000 CHAS Data.

Hanna:Keelan Associates, P.C., 2014.

TABLE 3.9
ESTIMATED ELDERLY (62+) RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CRETE, NEBRASKA
2000-2039

| Income Range | 2000* # / #CB-HP | 2010* # / #CB-HP | 2014 # / #CB-HP | 2024 # / #CB-HP | 2039 # / #CB-HP |
|---------------------|-----------------------------------|-----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| 0%-30% AMI | 60 / 35 | 50 / 33 | 48 / 32 | 42 / 29 | 34 / 24 |
| 31%-50% AMI | 58 / 48 | 55 / 44 | 54 / 43 | 50 / 40 | 45 / 36 |
| 51%-80% AMI | 39 / 25 | 45 / 23 | 46 / 23 | 53 / 20 | 60 / 17 |
| <u>81%+ AMI</u> | <u>68 / 20</u> | <u>79 / 15</u> | <u>82 / 14</u> | <u>97 / 11</u> | <u>119 / 7</u> |
| Totals | 225 / 128 | 229 / 115 | 230 / 112 | 242 / 100 | 258 / 84 |

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used.

Source: 2000 CHAS Data.

Hanna:Keelan Associates, P.C., 2014.

EMPLOYMENT/ECONOMIC TRENDS AND PROJECTIONS.

The most recent and comprehensive employment data available for Crete and Saline County was obtained from the Nebraska Department of Labor. Since some of these figures are only available County-Wide, a review and analysis of Saline County labor force statistics is also included to provide a general understanding of the economic activity occurring in and around the City of Crete.

EMPLOYMENT TRENDS

- **Table 3.10, page 3.12, identifies employment trends and projections** in Saline County, Nebraska, from 2002 to 2039. The unemployment rate in Saline County ranged from 2.6 percent to 4.6 percent, between 2002 and 2012. During this time, the number of employed persons increased by 400 in the County. Currently, an estimated 8,390 employed persons exist in Saline County with an estimated unemployment rate of 3.8 percent. By 2039, the number of employed persons is projected to increase by 1,512, or 15.3 percent, to 9,106.

WORKFORCE EMPLOYMENT BY TYPE

- **Table 3.11, page 3.13, identifies workforce employment by type** in Saline County, Nebraska, from 2002 to 2039. Overall, non-farm employment (wage and salary) in Saline County remained stable, between 2010 and 2012. The largest increase occurred in the Other Services, while the largest decrease occurred in the Professional & Business.
- **Crete is the commercial and employment center of Saline County, as well as the largest City. Crete also has a very diverse commercial and industrial setting in southeast Nebraska and is within close proximity to the Lincoln Metropolitan Statistical Area. The major employers in the City of Crete include Nestle Purina, Smithfield Farmland Foods, Crete Area Medical Center, Bunge Milling, Doane College and Crete Public Schools.**
- Overall, the economic outlook for Crete is “excellent” for the 10- and 25-year planning periods. Economic opportunities exist, primarily due to potential population increases in Crete, and large employers interested in expanding their employment opportunities. Additional commercial and industrial business, as well as the expansion of existing businesses in the Crete area and the provision of vacant land for these economic growth activities should be pursued if the Community desires more commerce. Existing locally-based business, including agricultural-related industries, will ensure Crete has a stable economic base and a bright future for increased economic development.

TABLE 3.10
EMPLOYMENT DATA TRENDS AND PROJECTIONS
SALINE COUNTY, NEBRASKA
2002-2039

| <u>Year</u> | <u>Number of Employed Persons</u> | <u>Change</u> | <u>Percent Unemployment</u> |
|------------------|---------------------------------------|---------------|---------------------------------|
| 2002 | 7,891 | -- | 3.0% |
| 2003 | 7,994 | +103 | 3.3% |
| 2004 | 8,015 | +21 | 3.4% |
| 2005 | 8,040 | +25 | 3.4% |
| 2006 | 7,973 | -67 | 2.7% |
| 2007 | 8,119 | +146 | 2.6% |
| 2008 | 8,242 | +123 | 3.4% |
| 2009 | 7,890 | -352 | 4.6% |
| 2010 | 7,915 | +25 | 4.0% |
| 2011 | 8,198 | +283 | 3.3% |
| 2012 | 8,291 | +93 | 3.6% |
| 2014 | 8,390 | +99 | 3.8% |
| 2024 | 8,742 | +352 | 3.9% |
| 2039 | 9,106 | +364 | 3.9% |
| 2000-2039 | 7,891-9,106 | +1,215 | 3.0%-3.9% |

Source: Nebraska Department of Labor, Labor Market Information, 2014.
Hanna:Keelan Associates, P.C., 2014.

**TABLE 3.11
WORKFORCE EMPLOYMENT BY TYPE
SALINE COUNTY, NEBRASKA
2010-2012**

| <u>Workforce</u> | <u>2010</u> | <u>2011</u> | <u>2012</u> | <u>% Change 2010-2012</u> |
|--|--------------|--------------|--------------|-------------------------------|
| Non-Farm Employment (Wage & Salary) | 6,765 | 7,074 | 6,775 | +0.1% |
| Goods-Producing | 2,675 | 2,858 | 2,724 | +1.8% |
| Manufacturing | * | * | * | * |
| Nat. Res. & Const.** | 65 | 45 | 47 | -27.7% |
| Service-Providing | 4,091 | 4,216 | 4,051 | -1.0% |
| Trade, Trans, Ware, Util*** | * | * | * | * |
| Total Trade | 746 | 730 | 695 | -6.8% |
| Wholesale Trade | 173 | 163 | 157 | -9.2% |
| Retail Trade | 573 | 567 | 538 | -6.1% |
| Information | * | * | * | * |
| Financial Activities | 204 | 197 | 192 | -5.9% |
| Professional & Business | 293 | 97 | 84 | -71.3% |
| Education & Health | 703 | 656 | 627 | -10.8% |
| Leisure & Hospitality | 369 | 371 | 418 | +13.3% |
| Other Services | 140 | 265 | 250 | +78.6% |
| Total Government | 1,330 | 1,485 | 1,420 | +6.8% |
| Federal | 65 | 55 | 54 | -16.9% |
| State | 28 | 23 | 22 | -21.4% |
| Local | 1,237 | 1,407 | 1,344 | +8.6% |

N/A = Not Available.

*Data not available due to disclosure suppression.

**Natural Resources & Construction.

*** Trade, Transportation, Warehousing & Utilities.

Source: Nebraska Department of Labor, Labor Market Information, 2014.

Hanna:Keelan Associates, P.C., 2014.

SECTION 4
LAND USE, GROWTH &
REDEVELOPMENT.



SECTION 4 LAND USE, GROWTH & REDEVELOPMENT.



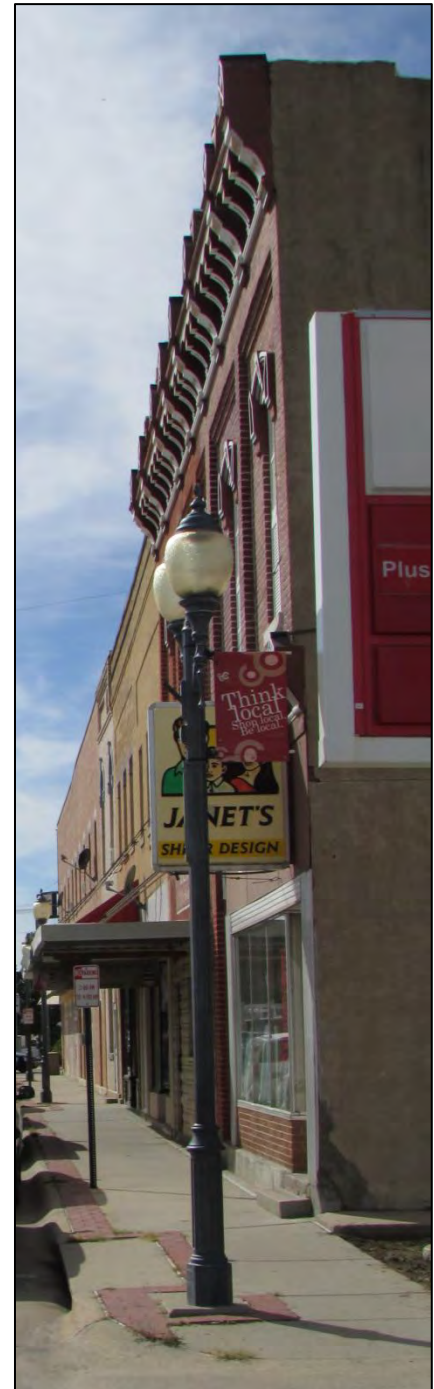
INTRODUCTION.

The **Land Use, Growth and Redevelopment** section of this **Comprehensive Plan** identifies the current and future land use development patterns in Crete, Nebraska. The land use component examines **development opportunities, requirements and future utilization of land** in and around the City. A discussion of the **environmental and physical characteristics** of Crete precedes a description and analyses of **existing and future land use** conditions in the City.

PROPER LAND USE PRACTICES.

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment of the Community provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices.

In Crete, the major development constraints are associated with the soil conditions and associated floodplains of Big Blue River and its tributaries. The Burlington Northern Santa Fe Railroad and Highway 33/103 Corridor also present man-made constraints that limit growth opportunities to the north.



IDENTIFICATION OF FUTURE GROWTH AREAS

The proposed **land use plan** concentrates on the use of land in Crete and the Community's respective Two-Mile Planning Jurisdiction during the 10- and 25-year planning periods. Special attention is given to the identification of future residential, public/quasi-public, parks and recreational, commercial and industrial growth areas. The identification of land uses within undeveloped areas of the Corporate Limits and beyond into the Planning Jurisdiction is imperative to support growth and development opportunities over the next 10 years.



LOCATION

The City of Crete is located in the northeastern Saline County, at the junction of Highways 33 and 103. The Highway and Burlington Northern Santa Fe Railroad Corridors bisect the City from east to west, with the majority of industrial land uses located adjacent the Railroad Corridor.



Downtown Crete, Main Avenue, looking south. All photos courtesy of the Crete Heritage Society and the Nebraska State Historical Society.

Crete is located 12 miles south of the Interstate 80 and approximately 15 miles west of the Highway 77 Expressway. These transportation networks provide reliable access to area communities as well as to major metropolitan cities including, Lincoln, Omaha and Kansas City. This geographic setting directly links Crete with trading centers in the midwest and points beyond.

HISTORICAL DEVELOPMENT.

Initial settlement along the Big Blue River started in the early 1860s. Pioneers traveling west through the area had heard stories of the fertile soils along the River and after evaluating it for themselves, many choose to file homestead claims. An early settler, Jesse Bickle and his family eventually owned the land that was desired by the Burlington & Missouri River Railroad, but Bickle refused to sell. The result was that both Mr. Bickle and the Railroad platted competing town sites in 1870 with Bickle choosing the name “Blue River City”.

Competition to attract residents to both towns limited sales to the point where the towns were forced to consolidate into one town in 1871. Mr. Bickle was appointed the first postmaster and his wife, Elizabeth, selected the name “Crete” in honor of Crete, Illinois.

The arrival of the railroad secured the future of the Community. Businesses quickly established a foothold in the Downtown. Education was important to early residents of Crete, by evidence of school house constructed in 1871 for 46 students. An academy was incorporated in 1871 with a loan from Mr. Thomas Doane, whom the College is named. By 1881, a high school and three “ward-schools” had been constructed in the east, west and north parts of Town.

The new Town, in a span of just eight years, would grow to a Community of 1,870 people, as per the 1880 Census. Rapid growth continued over the next 10 years, as the 1890 Census estimated 2,310 persons resided in Crete. Throughout the next five decades, population growth leveled off and did not reach 3,000 until 1940. Population trends highlighted in **Table 4.1** indicate that the City last reached its peak population in 2010. The 2010 Census total of 6,960 persons includes a 15.5 percent change since 2000.

**TABLE 4.1
HISTORY OF POPULATION
CRETE, NEBRASKA
1900-2010**

| | PERSONS | +/- & PERCENT CHANGE |
|------|---------|----------------------|
| 1900 | 2,199 | -111 / -4.8% |
| 1910 | 2,404 | +205 / +9.3% |
| 1920 | 2,445 | +41 / +1.7% |
| 1930 | 2,865 | +417 / +17.2% |
| 1940 | 3,038 | +173 / +6.0% |
| 1950 | 3,692 | +654 / +3.7% |
| 1960 | 3,546 | -146 / -4.0% |
| 1970 | 4,444 | +898 / +25.3% |
| 1980 | 4,872 | +428 / +9.6% |
| 1990 | 4,841 | -31 / -0.6% |
| 2000 | 6,028 | +1,187 / +24.5% |
| 2010 | 6,960 | +932 / +15.5% |

Source: U.S. Census;
Hanna:Keelan Associates, P.C.,
2015

Results of the Citizen Participation Process for the Comprehensive Plan revealed that the lack of houses to purchase or rent in Crete hinders growth. Families are purchasing homes in rural subdivisions on the outskirts of the City, or commute from other communities.

THE NATURAL ENVIRONMENT.

SOIL ASSOCIATIONS

The soils in and around Crete are classified into four groups, or associations, each with a broad range of characteristics.

Illustration 4.1 graphically displays the **General Soil Associations** for the City of Crete and the Two-Mile Planning Jurisdiction. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the soil survey and developed the boundaries of the soil types found on **Illustration 4.1**.

The four Soil Associations depicted in **Illustration 4.1** are the Crete-Butler, Crete-Hastings-Geary, Crete-Wymore-Burchard and the Muir-Hobbs Associations. The majority of the lands throughout the Crete Planning Jurisdiction are associated with the Big Blue River.

The City is situated along the east and western banks and upper terraces of the Big Blue River, which afforded the Community access to drinking water and suitable land for development purposes.

Major Existing Land Use Issues

The **Total Area** included within the Corporate Limits of Crete in 2015 is approximately 1,917 acres, which equates to **26.6 Acres Per 100 Persons**. After applying National Planning Standards, Crete has 602 fewer acres of land than the typical City of its population.

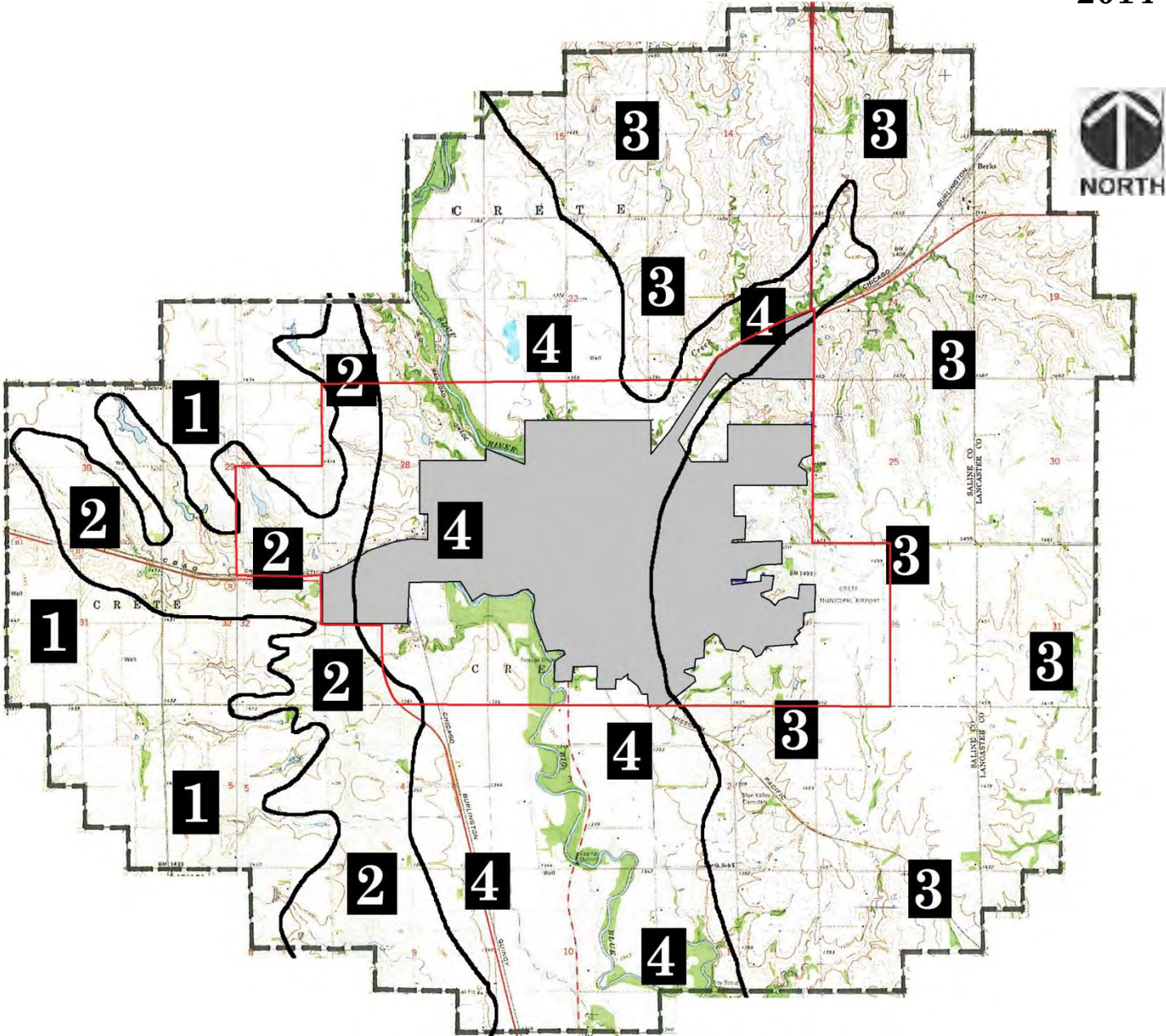
❖ *The Land Use Categories with excess acreage include Public/Quasi-Public, Industrial and Vacant properties.*

❖ *Based upon the land use development pattern of the City, Crete will need an additional 107 acres of Multifamily acreage to meet the recommended National Standards.*

GENERAL SOIL ASSOCIATIONS MAP

CRETE, NEBRASKA

2014



LEGEND

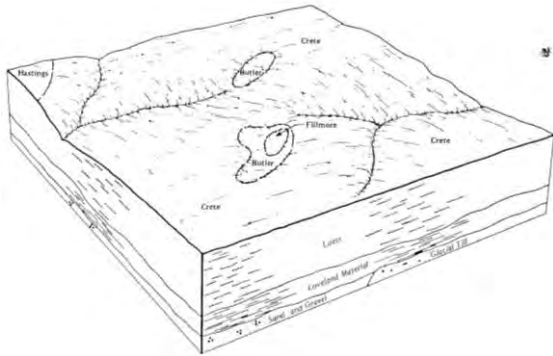
- 1 - CRETE-BUTLER ASSOCIATION
- 2 - CRETE-HASTINGS-GEARY ASSOCIATION
- 3 - CRETE-WYMORE-BURCHARD ASSOCIATION
- 4 - MUIR-HOBBS ASSOCIATION
- WELLHEAD PROTECTION AREA

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

*Lincoln, Nebraska * 402.464.5383*

ILLUSTRATION 4.1

❖ CRETE-BUTLER ASSOCIATION.



This Association is concentrated in the northwestern and southwestern portions of the Two-Mile Planning Jurisdiction, including rural lands exclusively. Lands included in the Association are comprised of the bottom land and upper stream terraces of the Big Blue River. Soils in this Association are described as, *“Deep, nearly level and very gently sloping, moderately well drained and somewhat poorly drained, silty soils that formed in loess; on uplands.”* Due to the content of clay in the subsoil of the major soils, conserving moisture is a management concern during periods of drought. Wetness may be a limitation during wet periods. Soil blowing is a hazard in cultivated areas. Measures that control runoff are the main management needs on the very gently sloping soils.

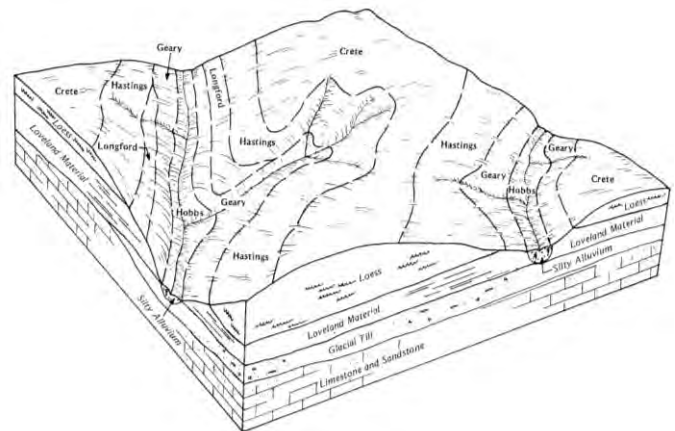
Soil conditions in this Association are moderately to severely limited in areas where drainage ways and canyons have sculpted the uplands. Septic tanks and leach fields have severe limitations due to wetness and slow percolation, while slopes and seepage are moderate to severe limitations to sewage lagoons. Dwellings with basements are severely limited due to flooding and wetness.

❖ CRETE - HASTINGS -GEARY ASSOCIATION.

The Crete-Hastings-Geary Association is concentrated in the western portion of the Two-Mile Planning Jurisdiction, specifically including lands to the west of the Big Blue River and along either side of the Highway 33/103 Corridor west of Crete. Soils throughout the region are described as, *“Deep, very gently sloping to steep, moderately well drained to somewhat excessively drained, silty soils that formed in loess and Loveland material; on uplands.”*

Farms in this area are mainly a combination of cash-grain and livestock oriented.

Soils in this Crete-Hastings-Geary Association are moderately to severely limited for lagoons and septic tank absorption fields due to steep slopes, slow permeability and the potential of flooding. Dwellings with basements are moderate to severely limited due to slopes and shrink-swell potential of the soils.

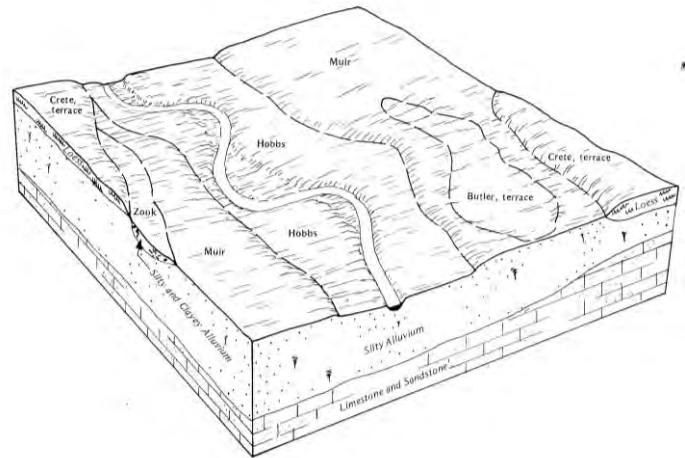


❖ CRETE-WYMORE-BURCHARD ASSOCIATION.

Soils in this Association are primarily located in the eastern half of the Crete Two-Mile Planning Jurisdiction. Moderate to steep hills comprise this region. The Association is characterized as, “*Deep, nearly level to steep, moderately well drained to somewhat excessively drained, silty and loamy soils that formed in loess and glacial till; on uplands.*” This Association comprises only five percent of the total Saline County area. The association lands are used mainly for cash grain or for pasture and hay.

The steepest areas of the Planning Jurisdiction are included in this Association, resulting in severe limitations for dwellings with basements. Moderate to severe limitations exist for sewage lagoons and septic tanks from steep slopes, slow percolation and seepage. Topographic limitations also have resulted in agricultural practices being focused on utilizing these lands for pasture, with only a few areas being cultivated.

❖ MUIR-HOBBS ASSOCIATION.



silty soils that formed in colluvium and alluvium; on foot slopes, stream terraces, and bottom lands.” Depth to the water table varies from one to six feet.

Soils in this association are used primarily for cash-grain farming and are severely limited for any development. The soils that are frequently flooded are generally used for pasture or are wooded and provide habitat for wildlife. Occasional or frequent flooding is the main hazard on the bottom land. Rarely flooded areas are located in the upper stream terraces. Septic tanks and leach fields are moderate to severely limited due to the high water table, seepage and potential for flooding. Dwellings with basements are severely limited at the lower elevations, while moderately limited at the higher elevations of this Soil Association.

WATERSHEDS

The topography and terrain of Crete and the Planning Jurisdiction are varied. The natural landscape has been formed by wind and water erosion and deposits, creating areas of upland terraces bisected by steeply sloping drainage ways. The natural topography of Crete is nearly level to gently sloping to the west/southwest of Hawthorne Avenue. Lands slope sharply upward from Hawthorne Avenue east to approximately Boswell Avenue, where the topography becomes more gently rolling towards the eastern Corporate Limits. Lands fall sharply from the Farrington Acres Addition north towards Highways 33/103. Storm water flows from the uplands to the southwest and west to the west of Hawthorne Avenue and to the northwest and north in the areas to the north of the Burlington Northern Santa Fe Railroad Corridor into the Big Blue River and to the Walnut Creek, which drains into the Big Blue River in the northwest portion of Town.

Groundwater and groundwater-fed surface streams account for a large percentage of the water resources in the Crete Planning Jurisdiction. The underground water supply for the City is part of the Big Blue River Watershed. The City of Crete relies upon the groundwater reserves and surface water run-off to recharge the underground water supply of the municipal wells. A description of the municipal water system is provided in **Section 5** of this **Comprehensive Plan**.

The underground water supply is vital to the region and is the source of water for numerous rural private drinking and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected. Securing the quality of drinking water from private wells in the rural areas within the Crete Two-Mile Planning Jurisdiction is very important.

A minimum lot size of three acres is utilized in the current “AG-Agriculture” Zoning District for residences in the Two-Mile Planning Jurisdiction. This standard generally ensures that adjacent households do not contaminate one another’s drinking water.

WELLHEAD PROTECTION PROGRAM

The Nebraska Department of Environmental Quality (NDEQ) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary program intends to prevent the contamination of ground water.

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public.

The purpose of **Nebraska’s Wellhead Protection Program** are to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring. The **Wellhead Protection Area (WHPA)**, adopted by the Crete City Council in 2014, includes the entire incorporated area of the City in addition to a significant portion of the Crete Two-Mile Planning Jurisdiction, see **Illustrations 4.1 and 4.5**.

CLIMATE

The climate of the Crete area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 11.9°F in January and maximum of 89.5°F in July. The total annual precipitation is 29.75 inches, while the average annual snowfall is 27.8 inches.

LAND USE ANALYSIS.

EXISTING LAND USE PROFILE

Existing Land Use in and around Crete is identified in **Table 4.2** and **Illustrations 4.2, 4.3 and 4.4, Pages 4.18, 4.19 and 4.20**. The **Table** analyzes land uses within the Corporate Limits of the City of Crete and compares them to National Planning Standards. The Crete and National Planning Standards identify total acres per 100 persons.

THE BUILT ENVIRONMENT.

The built environment of Crete is characterized by its districts, roadways and landmarks. The combination of these physical features creates a sense of place for the citizens and patrons of Crete. The natural terrain enhances the built environment by providing an aesthetic base for urban development. The districts and neighborhoods are defined by their edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district, giving the neighborhoods distinct boundaries.

Designating the proper land uses adjacent the Highway 33/103 Corridor is essential. The general trend is to guide commercial and industrial development along the right-of-ways of Highways 33 and 103 industrial land uses are concentrated in two industrial parks in the southwest and northeast portions of the City.

| | 2014 EXISTING | | CRETE PLANNING STANDARD (CPS) | NATIONAL PLANNING STANDARD (NPS) | TOTAL ACRES NEEDED (CPS/NPS) | | |
|---|------------------|---------------|-------------------------------------|--|------------------------------|----------------------|----------------------|
| | LAND USE (ACRES) | PERCENT | | | 2024** | 2039** | 2039*** |
| | | | | | | | |
| 2014 ESTIMATED POPULATION - 7,196 | | | | | | | |
| 2024 PROJECTED (MEDIUM) POPULATION - 7,782 | | | | | | | |
| 2039 PROJECTED (MEDIUM) POPULATION - 8,424 | | | | | | | |
| 2039 PROJECTED (HIGH) POPULATION - 8,918 | | | | | | | |
| Park/Recreation/Open Space | 147.0 | 7.7% | 2.0 | 2.0 | 156 / 156 | 169 / 169 | 179 / 179 |
| Public/Quasi-Public | 347.0 | 18.1% | 4.8 | 2.8 | 374 / 218 | 404 / 236 | 428 / 250 |
| Residential | 593.0 | 30.9% | 8.2 | 10.0 | 638 / 778 | 691 / 840 | 732 / 892 |
| <i>Single & Two-Family</i> | 545.0 | 91.9% | 7.5 | 7.5 | 584 / 583 | 632 / 631 | 669 / 669 |
| <i>Multifamily</i> | 28.0 | 4.7% | 0.40 | 2.0 | 31 / 155 | 34 / 168 | 36 / 178 |
| <i>Mobile Home / Other</i> | 20.0 | 3.4% | 0.30 | 0.5 | 23 / 40 | 25 / 44 | 27 / 45 |
| Commercial | 92.0 | 4.8% | 1.3 | 2.4 | 101 / 187 | 110 / 202 | 116 / 214 |
| Industrial | 60.0 | 3.1% | 0.8 | 2.3 | 62 / 179 | 67 / 194 | 71 / 205 |
| Streets/Alleys & Railroad Corridor | 420.0 | 21.9% | 5.8 | 9.0 | 451 / 700 | 488 / 758 | 517 / 803 |
| Total Developed | 1,659.0 | 86.5% | 23.0 | 28.5 | 1,782 / 2,218 | 1,929 / 2,399 | 2,043 / 2,543 |
| Total Vacant[^] | 258.0 | 13.5% | 3.6 | 6.5* | 280 / 506 | 303 / 547 | 321 / 580 |
| <i>Developable</i> | 168.0 | 65.1% | 2.3 | 6.5 | 182 / 506 | 197 / 547 | 209 / 580 |
| <i>Not Developable</i> | 90.0 | 34.9% | 1.3 | NA | 98 / NA | 106 / NA | 112 / NA |
| Total Acreage | 1,917.0 | 100.0% | 26.6 | 35.0 | 2,062 / 2,724 | 2,232 / 2,946 | 2,364 / 3,123 |

[^]Estimated Current Vacant Land has the following general Zoning/Land Use Classification: Residential = 45%, Public = 20%; Commercial = 25%, Industrial = 10%.

NOTE: Crete and Community Planning Standards identify number of acres per 100 persons.

*Vacant Land Capable of Development.

**Based on Medium Population Projection.

***Based on High Population Projection.

Source: Hanna:Keelan Associates, P.C., 2014.

Downtown Crete is planned to remain the primary focus of specialty shops and professional offices. The majority of the future “automotive orientated” commercial uses are recommended along the right-of-ways of Highways 33/103 (Hawthorne Avenue and 13th Street).

Future industrial uses are planned to remain in their current locations with modest growth extending into the Two-Mile Planning Jurisdiction, along the Burlington Northern Santa Fe Railroad Corridor. Two of the largest industrial facilities are located beyond the Corporate Limits of the City and are thus not included in the Existing & Future Land Use Capacity Matrix Table.

PARKS/RECREATIONAL

Park facilities in the City of Crete include several Community parks, athletic fields and neighborhood parks such as Tuxedo Park, the Rotary Park Youth Complex and Wildwood Park. These parks, along with open space areas within drainage ways, comprise a total of 147 acres, or 7.7 percent of the total 1,917 acres in Crete. A comparison between the Crete and National Planning Standards indicate that the City meets the National Standard for parks at two acres for every 100 persons in the City.

PUBLIC/QUASI-PUBLIC

A large percentage of public land uses are a result of the County Fairgrounds, Riverside and Catholic Cemeteries and Doane College being located within the Corporate Limits of the City. Typical uses include the Public Schools, City and County buildings, U.S. Post Office, churches and cemeteries. Approximately 18 percent, or 347 acres in the incorporated area of Crete are utilized by Public/Quasi-Public land uses. The Land Use Capacity Matrix indicates that the City of Crete has 4.8 acres of public lands which is 71 percent more than the 2.8 acres per 100 people recommended by National Planning Standards.

RESIDENTIAL

Single and multifamily residential uses housing workforce families and retirees are the primary housing types in the Community. Residential uses occupy an estimated 660 acres of land, or 19 percent of the City’s total area. **National Planning Standards reveal that the City of Crete meets the single family residential recommended standard of 7.5 acres per every 100 persons.** However, Crete has a multifamily ratio of 0.4 acres which is 80 percent less than the National Standard recommendation of 2.0 acres per 100 people. Mobile Homes lands are also 40 percent less than the National Standard recommendation of 2.3 acres per 100 people.



EXISTING LAND USE MAP

CORPORATE LIMITS

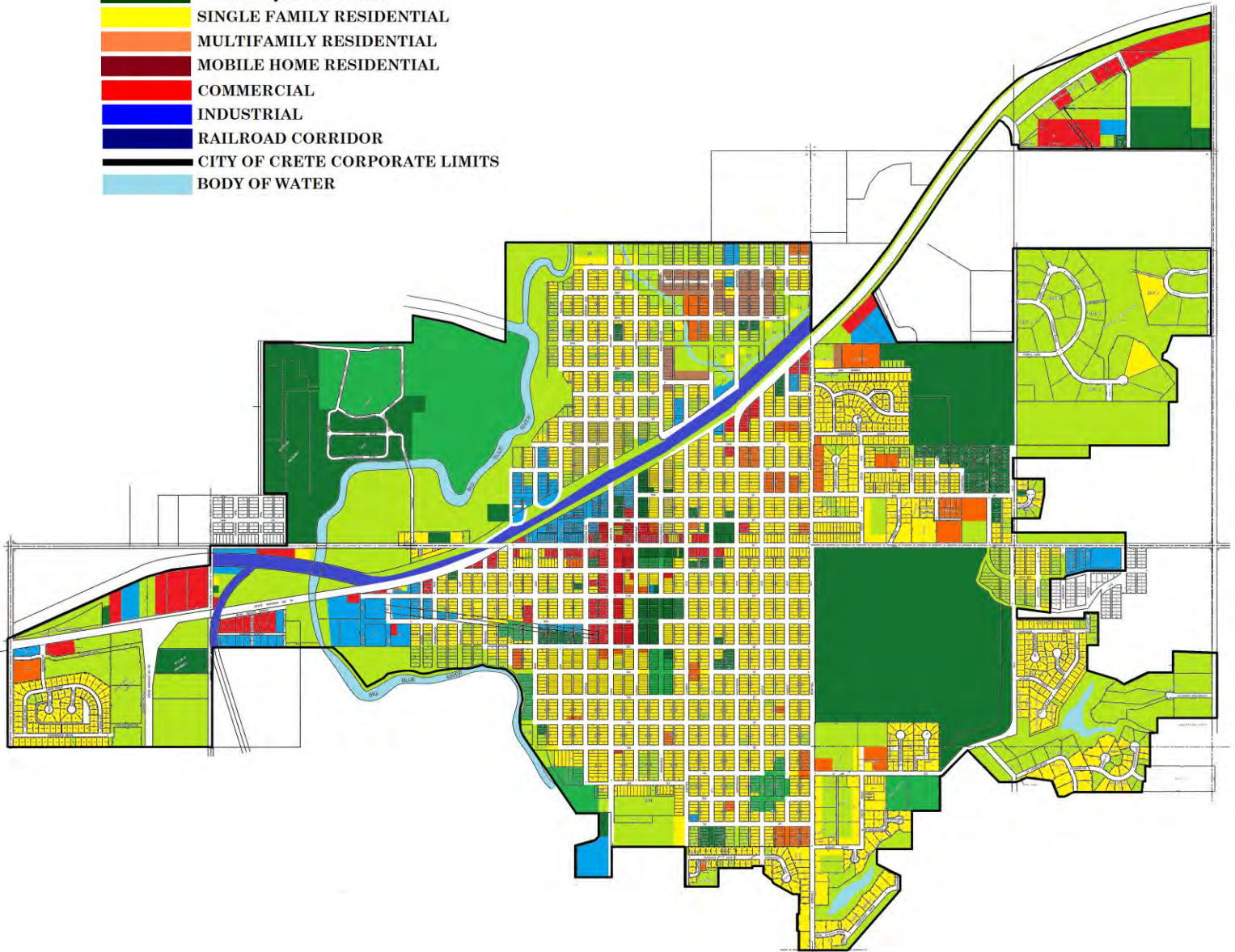
CRETE, NEBRASKA

2014



LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF CRETE CORPORATE LIMITS
- BODY OF WATER



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ILLUSTRATION 4.2

EXISTING LAND USE MAP

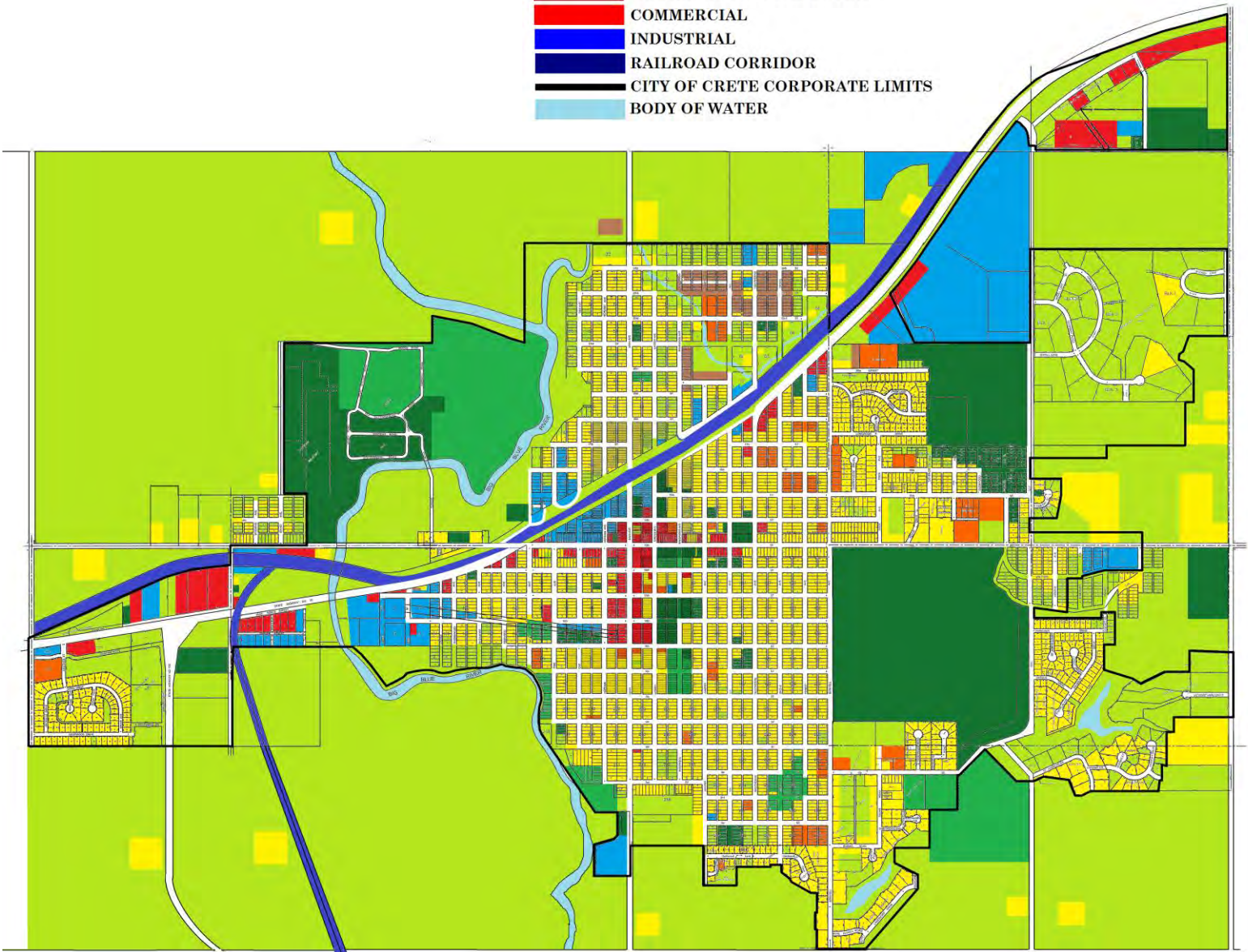
CORPORATE LIMITS & ADJACENT

CRETE, NEBRASKA

2014

LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF CRETE CORPORATE LIMITS
- BODY OF WATER



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ILLUSTRATION 4.3

EXISTING LAND USE MAP

TWO-MILE PLANNING JURISDICTION

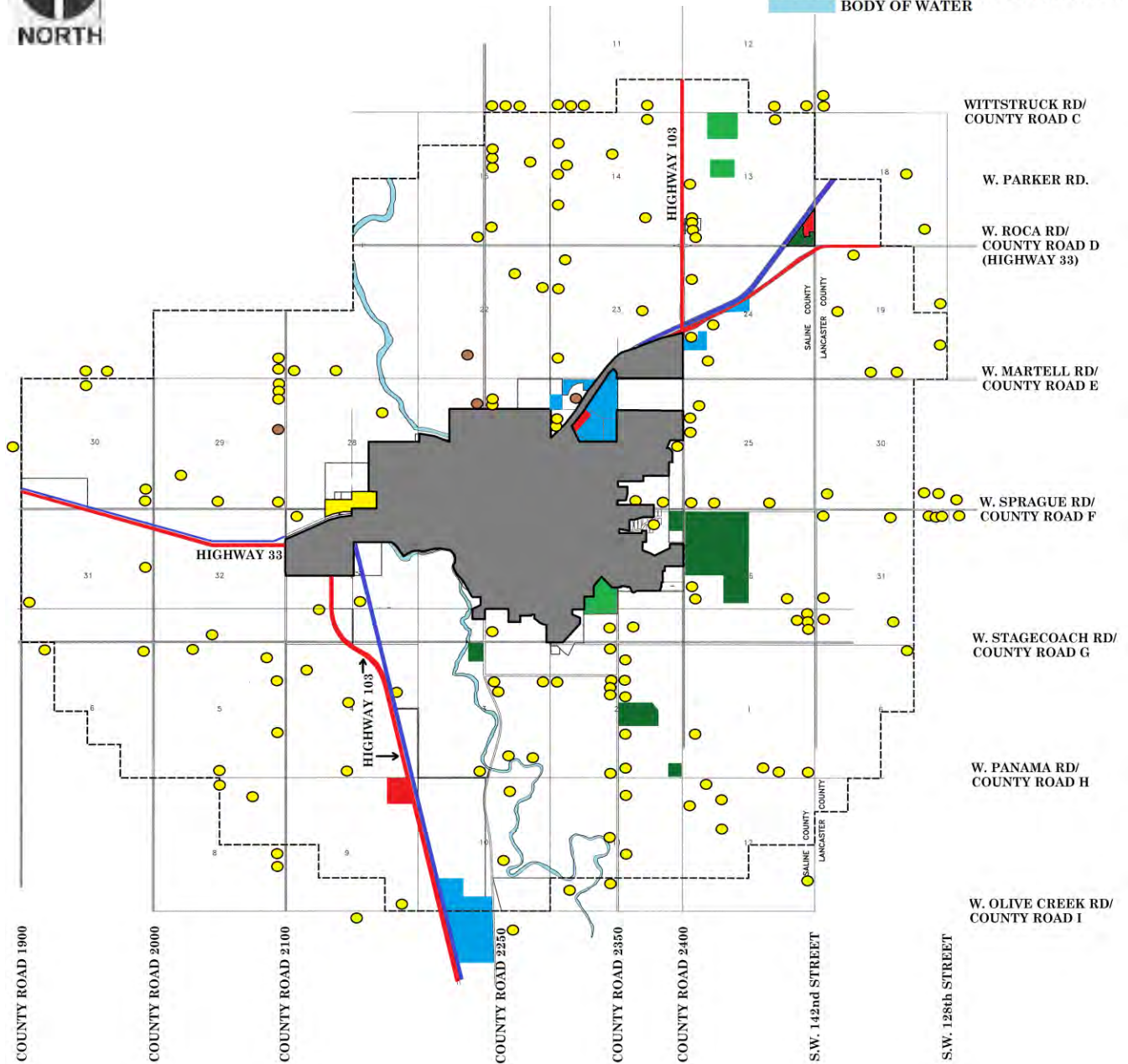
CRETE, NEBRASKA

2014



LEGEND

| | |
|--|---|
| | VACANT/AGRICULTURE |
| | PARKS/RECREATION |
| | PUBLIC/QUASI-PUBLIC |
| | SINGLE FAMILY RESIDENTIAL - HOME |
| | SINGLE FAMILY RESIDENTIAL - SUBDIVISION |
| | MOBILE HOME RESIDENTIAL |
| | COMMERCIAL |
| | INDUSTRIAL |
| | HIGHWAY CORRIDOR |
| | RAILROAD CORRIDOR |
| | CITY OF CRETE, NEBRASKA |
| | TWO-MILE PLANNING JURISDICTION |
| | BODY OF WATER |



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ILLUSTRATION 4.4

COMMERCIAL

A comparison of land use ratios from National Planning Standards indicates that the Crete has approximately 45 percent less commercial land uses than the recommended National Standard. Although commercial uses will continue to be developed along the Highway 33/103 Corridor, Downtown Crete is desired by residents to be the commercial, entertainment and social focal point of the City.

INDUSTRIAL

The amount of land occupied by industrial uses in Crete is 65 percent less than National Planning Standards recommendations. However, both Nestle Purina Mills and Smithfield Farmland Foods are located beyond the Corporate Limits of Crete and thus not included in the Land Use Capacity Matrix Table. If these facilities were located within the City, Crete would exceed the recommended National Standards for industrial land use.

U.S. Census Workforce Employment Data from 2011 indicate that 3,420 workers commute to Crete for employment, while 1,408 of the City's 2,867 employees live and work in Crete. Thus, approximately 1,459, or 50.9 percent of employees that live in Crete commute for work beyond the Corporate Limits of the City. This includes an estimated 1,333 employees that travel more than 10 minutes to work.

Results of the **Workforce Housing Needs Survey** indicated of the 69 employees that completed surveys, 32 have a desire to purchase a home in Crete. An additional 10 employees would like to rent a home or apartment in Crete.

Priorities for Growth and Development

The results of the Land Use Capacity Matrix revealed that Crete needs to concentrate its efforts on expanding the amount of land dedicated to residential uses and diversifying commercial land uses.

- ❖ *The City is particularly underdeveloped in terms of Multifamily Housing, but must continue to provide vacant land for all residential land uses.*
- ❖ *Crete should strive to increase the amount of acres devoted to multifamily housing.*
- ❖ *Downtown Crete should increase efforts to attract additional retail businesses and upper-level residential uses.*
- ❖ *Automotive oriented commercial uses should be expanded along the Highway 33/103 and 103 Corridors, to the eastern and western entrances to the City.*

FUTURE LAND USE.

The City of Crete should propose a goal of implementing appropriate community and economic development initiatives to maintain a stabilized and increasing population base. Since its founding, the City has experienced a trend of gradually increasing population. The expansion of industrial processing facilities during the 1990s coincides with a population growth of 1,187 persons between 1990 and 2000, reaching an historic peak of 6,028. This influx of population growth again continued through 2010, when the population grew by an additional 932 persons. Conservative estimates indicate that the City should plan for an increase of at least 1,601 persons during the next 10 years, reaching a total of 8,797 people as of 2024.

Meeting projections for growth through 2024 will require an expansion of vacant lands and infrastructure and utilities to support housing development. Participants in Community Listening Sessions and respondents to Surveys have all concluded that the proximity of Crete to Lincoln, Seward and several smaller regional communities provides short commutes times to Crete. The current lack of available housing has limited the ability of the City to capture its growing workforce as residents of Crete.

Future annexation of large, vacant tracts of land within the Corporate Limits are needed to support the efforts of the City to expand residential, commercial and industrial lands for development. The identification of future growth areas for all land use types adjacent and beyond the City of Crete Corporate Limits is necessary to support growth opportunities. **Illustrations 4.5, 4.6 and 4.7 identify future land use patterns for the City of Crete, both within the Community and adjacent the Planning Jurisdiction.**

INFILL DEVELOPMENTS

The strategic development of infill lots and other vacant land areas within the Corporate Limits would allow for managed growth and the utilization of the existing infrastructure, including streets, electrical, gas, and water and sewer systems. However, these vacant parcels are not sufficient to meet the needs for future residential, commercial and parks/recreation and open space

Illustration 4.5, Future Land Use Map, highlights the future land use development recommendations for areas within the Corporate Limits of Crete. **Future Land Use Map, Illustrations 4.6 and 4.7** identifies the growth areas proposed to the northeast, east, southeast and southwest of the City, within the Two-Mile Planning Jurisdiction.

PARKS & RECREATION

An estimated 147 acres of land in Crete are comprised of parks and recreation. This acreage meets the amount of land recommended by current National Planning Standards. Efforts to modernize and expand park equipment in the existing parks and expand the hiking/biking trails system should be the two areas of focus for parks and recreation improvement during the 10- and 25-year planning periods. Residents, Planning Steering Committee Members and Planning Commission members have all mentioned the potential need to replace Tuxedo Park. Potential sites have been targeted to an area south of the current Corporate Limits, within the floodplain of the Big Blue River, near Stagecoach Road.

PUBLIC/QUASI-PUBLIC

Future public/quasi-public land uses in Crete will be primarily comprised of additional acreage to accommodate future expansions of existing uses. Existing facilities are expected to be sufficient to meet the service requirements of a growing Community. The one exception to this statement is the need to replace the current Municipal Library within the next three to five years. This was discussed by the Planning Steering Committee, Planning Commission, members of the Library Board of Directors and City Staff.

RESIDENTIAL AREAS

Future residential development in and around the City of Crete should be of a high priority to the Community, during the 10- and 25-year planning periods. The City should provide an estimated 758 acres of residential land, based on National Planning Standards, for residential development, if the City is to provide additional housing options to all income sectors, age groups and family types/sizes.

The **Future Land Use Map, Illustration 4.5**, identifies newly designated residential areas in and around Crete as single family and multifamily uses. These designations will allow developers the option of providing a variety of housing for families, singles, older adults and special populations.



FUTURE LAND USE MAP

CORPORATE LIMITS

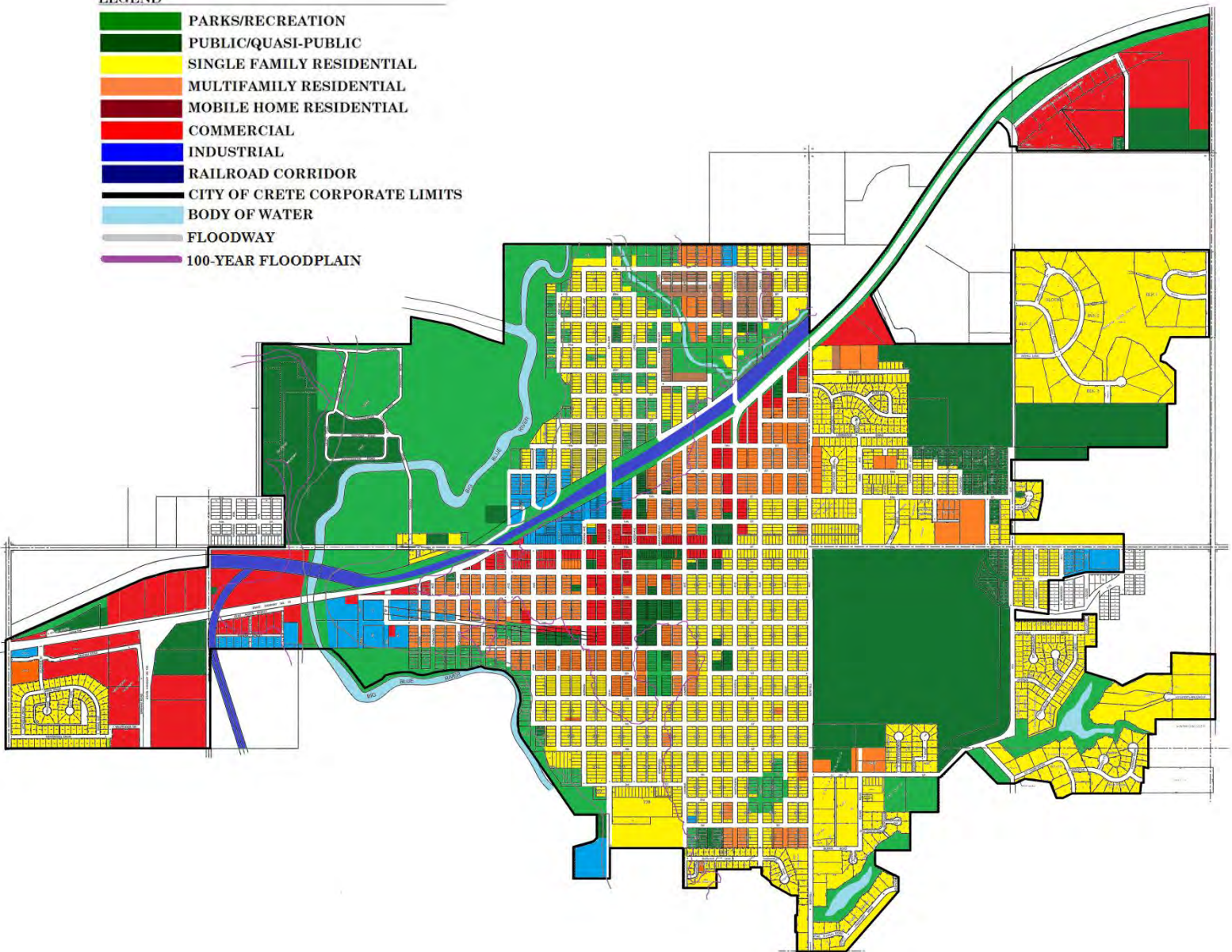
CRETE, NEBRASKA

2024-2039



LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF CRETE CORPORATE LIMITS
- BODY OF WATER
- FLOODWAY
- 100-YEAR FLOODPLAIN



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ILLUSTRATION 4.5

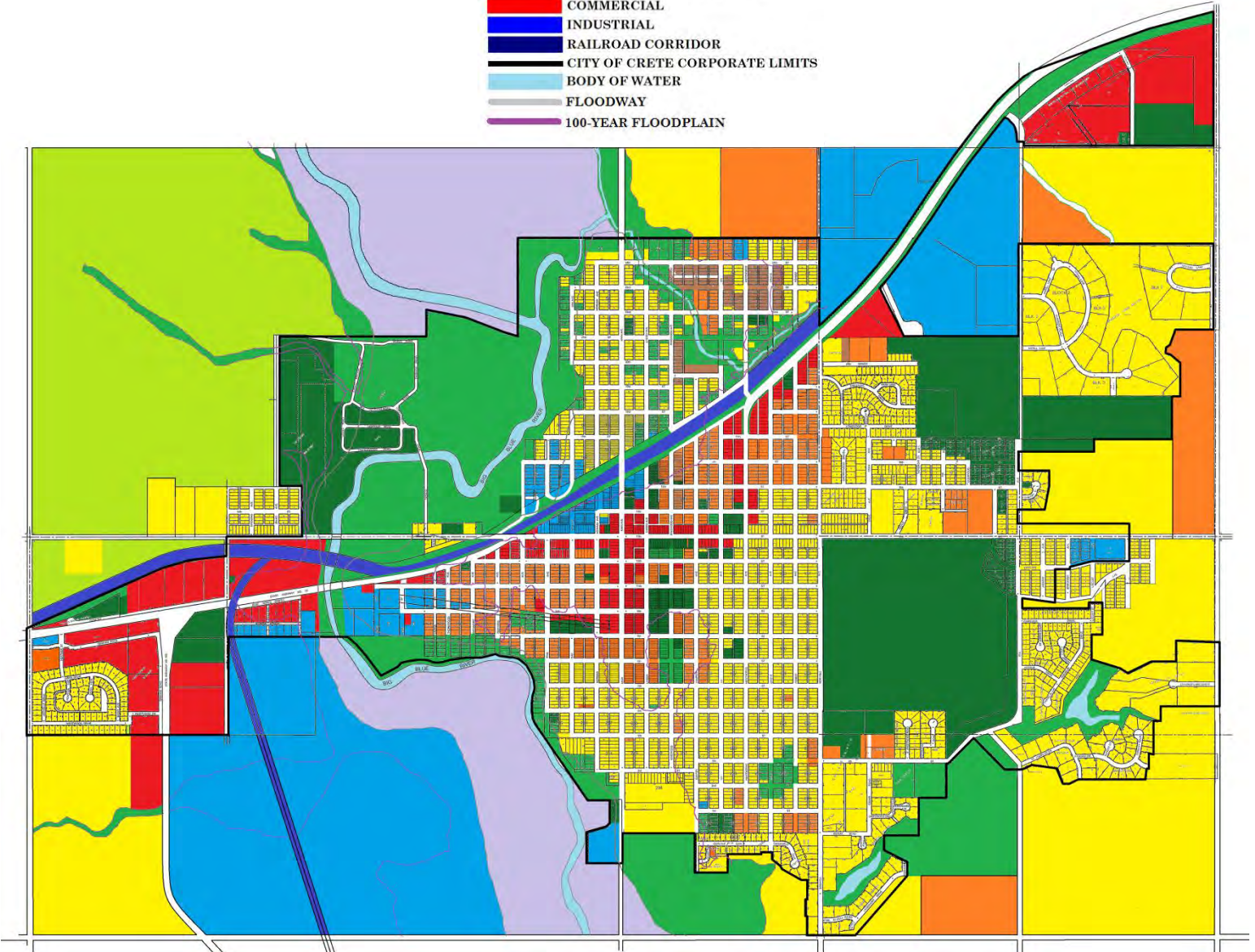
FUTURE LAND USE MAP

CORPORATE LIMITS & ADJACENT

CRETE, NEBRASKA

2024-2039

- LEGEND
- PARKS/RECREATION
 - PUBLIC/QUASI-PUBLIC
 - SINGLE FAMILY RESIDENTIAL
 - MULTIFAMILY RESIDENTIAL
 - MOBILE HOME RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - RAILROAD CORRIDOR
 - CITY OF CRETE CORPORATE LIMITS
 - BODY OF WATER
 - FLOODWAY
 - 100-YEAR FLOODPLAIN



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ILLUSTRATION 4.6

FUTURE LAND USE MAP

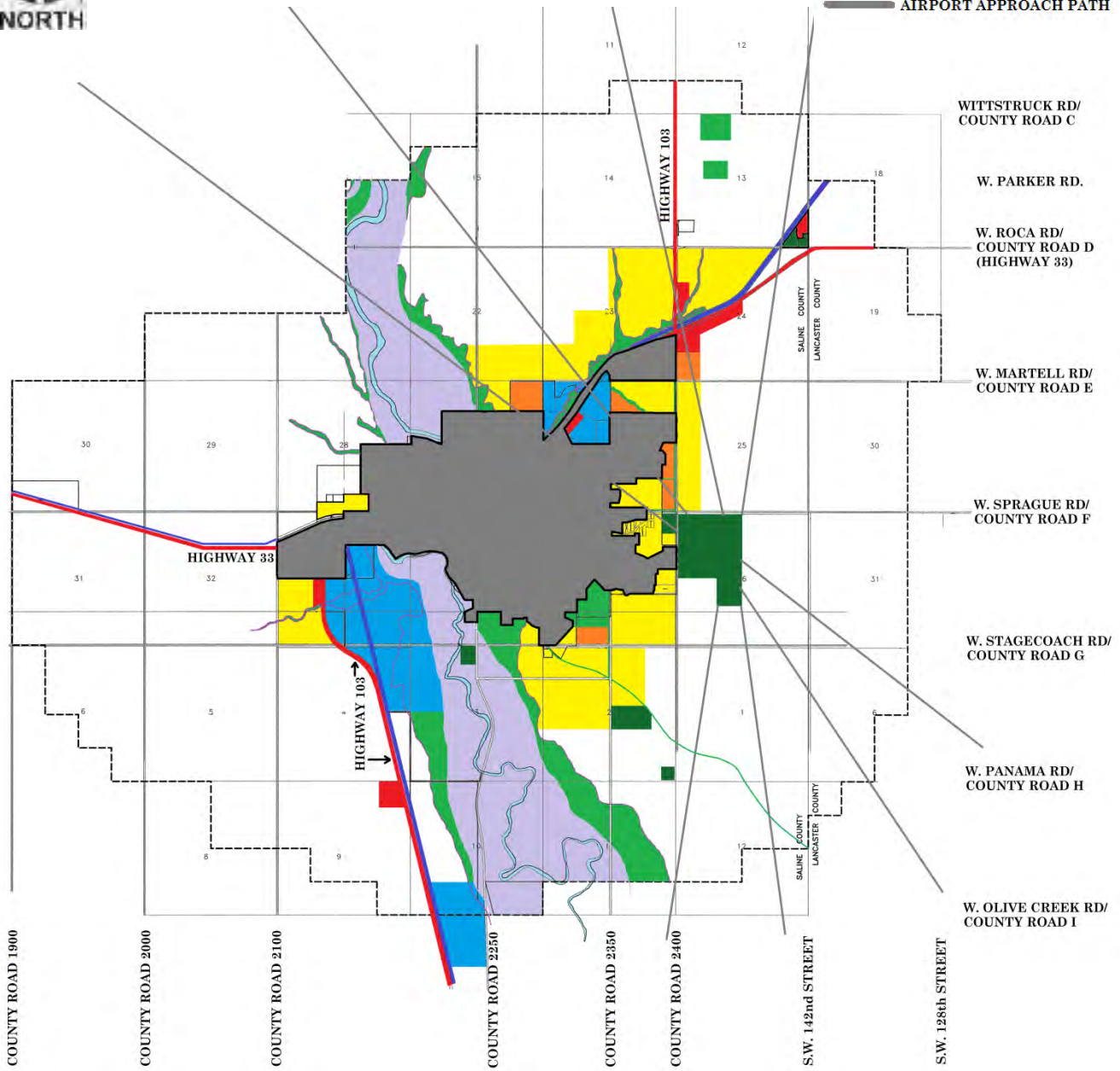
TWO-MILE PLANNING JURISDICTION

CRETE, NEBRASKA

2024-2039



| LEGEND | |
|--------|--------------------------------|
| | VACANT/AGRICULTURE |
| | PARKS/RECREATION |
| | PUBLIC/QUASI-PUBLIC |
| | SINGLE FAMILY RESIDENTIAL |
| | MULTIFAMILY RESIDENTIAL |
| | COMMERCIAL |
| | INDUSTRIAL |
| | HIGHWAY CORRIDOR |
| | RAILROAD CORRIDOR |
| | CITY OF CRETE, NEBRASKA |
| | TWO-MILE PLANNING JURISDICTION |
| | BODY OF WATER |
| | FLOODWAY |
| | 100-YEAR FLOODPLAIN |
| | AIRPORT APPROACH PATH |



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ILLUSTRATION 4.7

The following provides a description of the future residential land uses for the Community.

- ❖ **Single family housing** development should first occur within the Corporate Limits of Crete. Vacant lots exist in a few residential subdivisions in eastern Crete, such as Farrington Acers, Lothrop Lake Estates and Country Club Estates. Additional vacant lots are scattered throughout the Community, but in much smaller individual tracts or parcels.
- ❖ **Multifamily housing** development must be pursued during the planning periods. The previously discussed existing land use analysis concluded that multifamily acreage in Crete is currently 127 acres less than recommended National Planning Standards. The recent trend of residential development in Crete has focused on single family houses. There are several examples of multifamily buildings and smaller complexes in Crete, but there has not been a larger multifamily apartment building constructed in the City within the last 15 years. The Community of Crete also supports Doane College students that live off campus. The competition for rental housing in Crete makes it difficult for workforce employees, their families and even retirees and young professionals to acquire sound, decent, rental housing because college students occupy a good portion of the available rental units.

To expand affordable housing options for single adults, families, retirees and the elderly, the Crete Planning Steering Committee established a priority for the development of a variety of multifamily housing types through 2024, including upper-story housing in Downtown commercial buildings. This effort will require the designation of residential growth areas to be planned and appropriately zoned for multifamily residential development. There are large areas of land within the Corporate Limits of Crete zoned for multifamily development, but the majority of this property is either not developable or already developed.

The consensus of the **Planning Steering Committee** was that new residential development should occur within the Corporate Limits of Crete, first. If sufficient lands were not available, the development of planned growth areas would be implemented in conformance with the **Future Land Use Map, Illustration 4.6**. The primary residential growth areas are located in the west, northeast, east, southeast and southwestern portions of the Planning Jurisdiction.

Vacant lands designated for new residential development adjacent the Corporate Limits, will require an extension of all utilities.

Housing projections through 2024 must be supported by expanding the Utility Service Area. If projections for 2024 are to be met, the City will need to expand water and sewer services to the Utility Service Area.

- ❖ *The Public Works Staff indicated that all the designated residential growth areas will require the extension of infrastructure and utilities systems to support proposed development.*
- ❖ *The existing Utility Service Area can sustain concentric growth from the current Corporate Limits outward.*
- ❖ *Water and Waste Water Treatment Facilities have sufficient capacities to support projected growth thru 2024.*

COMMERCIAL

Future commercial land use areas are anticipated to include replacing vacant lots and existing deteriorated and/or abandoned buildings along the Highway 33/103 Corridor. Automotive oriented commercial uses and big box retail outlets should continue to be developed along the Highway 33/103 Corridor at the northeastern and western entrances to the City. Future highway commercial development should proceed with caution as to not diminish the role of Downtown Crete as the primary center of commerce and entertainment.

Specialty retail, cafes/restaurants, and professional offices are encouraged to further diversify commercial venues in Downtown Crete.



INDUSTRIAL

The City of Crete has a limited amount of land within the Corporate Limits either developed or planned for future industrial uses. One area exists at the north end of Downtown Crete, along both sides of the Burlington Northern Santa Fe Railroad Corridor. A second area is concentrated between Thornwood Avenue and the Big Blue River, between Highway 33/103 and 9th Street. The other area is located adjacent the Railroad Corridor south and east of the Catholic Cemetery in southwestern Crete. A total of 60 acres of industrial lands is estimated to exist within the Corporate Limits. The current industrial tracts within the Corporate Limits that are in a state of transition or possessing vacant parcels in close proximity to residential development, are encouraged to become "light" industry. The reason is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community.

The City has two major industrial facilities located directly adjacent, but outside the Community's current Corporate Limits. These include Nestle Purina Mills, located along the south side of Highways 33/103, generally between Boswell and Iris Avenues, and Smithfield Farmland Foods, located at the southern edge of the City's Two-Mile Planning Jurisdiction Line, along the east side of Highway 103. If included within the incorporated area of Crete, the City would exceed recommended National Standards for developed industrial land area.

The City of Crete also has designated industrial growth areas beyond the Corporate Limits. One area is located to the north of Nestle Purina, on the north side of the Burlington Northern Santa Fe Railroad Corridor, between Boswell Avenue and the Railroad Corridor. The last and largest industrial planned area is beyond the southwest portion of the City, adjacent and east of the Highway 103 Corridor to the Big Blue River. This tract of land would have the benefit of having direct access to both the Highway 103 and Burlington Northern Santa Fe Railroad Corridors.

To provide jobs for an increasing population base and to attract additional business and industry to Crete, it is recommended that vacant lands within these industrial areas be prepared to support new industrial uses. The City must maintain enough industrial land for growth and development. Local development groups, organizations and property owners, with the guidance of the Crete Economic/Community Development Department are encouraged to promote and continue their support for additional industrial land development.

The **Future Land Use Maps, Illustrations 4.4 and 4.5**, identify proposed industrial land areas within, adjacent and throughout the City and the Two-Mile Planning Jurisdiction.

INTENSIVE AGRICULTURAL USES

The Crete Planning Commission recognizes the importance of agricultural practices, to the economy of the Community, including livestock facilities. The expansion of existing livestock confinement operations within the Two-Mile Planning Jurisdiction of the City should only be permitted in unique circumstances. The development of new livestock confinement operations should be prohibited in the Planning Jurisdiction of the City. Floodplains associated with Big Blue River and its tributaries limit the development of the City beyond its current Corporate Limits to the north and south. Therefore, the remaining portions of the Two-Mile Planning Jurisdiction of the City are vital to the continued growth and development of Crete. **Livestock confinement operations are best suited for locations within rural Saline County, outside the Planning Jurisdiction of any Community.**

LAND USE PLAN / IMPLEMENTATION

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development activities. These include Local, State and Federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the areas such as the Downtown and adjacent older residential neighborhoods is deemed to be an essential and integral element of development and redevelopment planning.

Redevelopment Areas #1 includes the Downtown and adjacent older neighborhoods, and the Highway 33/103 Corridor, northeast of the City (**See Illustration 4.8**). Redevelopment Area #1 also includes the former Crete Hospital that will, once again, become vacant when Tabitha completes a new retirement care facility. The upper stories of Downtown commercial buildings are also recommended for adaptive reuse as residential apartments, in conformance with the priorities set forth in the Community Housing Study.

Redevelopment Area #1 has been officially declared blighted and substandard and contains a General Redevelopment Plan. TIF is available for both redevelopment and development projects in the area. Initial projects have focused on the Highway Corridor with the development of restaurants and a new bank building.

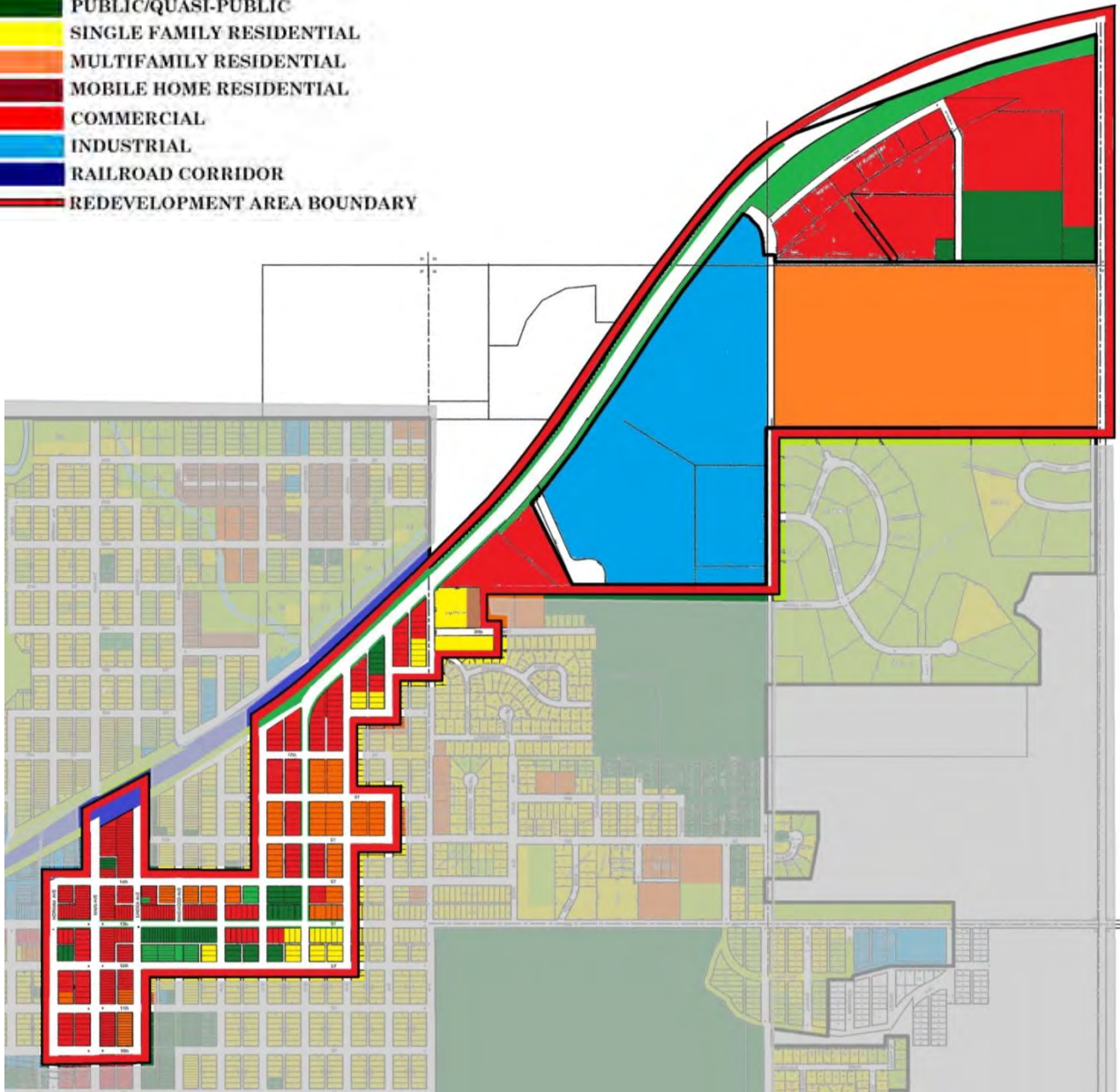
REDEVELOPMENT AREA #1 - FUTURE LAND USE MAP CRETE, NEBRASKA

2014



LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- REDEVELOPMENT AREA BOUNDARY



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ILLUSTRATION 4.8

ANNEXATION POLICY

Future annexation activities in the City of Crete, both voluntary and involuntary, should occur in the non-agricultural land use areas identified in **Illustration 4.6, Future Land Use Map**. Several tracts of land could be annexed at a point in time when in conformance with and meeting the criteria of Nebraska State Statutes. A certain amount of **vacant land** will also be needed in each area to provide an overall functional land use system. To develop the Community in the most efficient and orderly manner possible, the focus should be placed, first, on the development of suitable vacant land within the Corporate Limits of Crete.

There presently exists an estimated 258 acres of vacant land within the Corporate Limits. An estimated 60 percent of the vacant land is not developable, due to limitations from steep topography or floodplains. It is estimated that the majority of the remaining 40 percent of the vacant land is designated for commercial and industrial development.

Areas for Annexation

Areas directly adjacent the existing Corporate Limits to the northeast, east and southeast of the City are recommended to be considered for annexation throughout the 10- and 25-year planning periods. The jigsaw configuration of the eastern Corporate Limits has left several areas bound on two or three sides by the incorporated areas of Crete. These areas should be annexed within the next few years to “square up” the eastern Corporate Limit boundary and to provide vacant lands within the designated growth areas to support needed development. These areas are all capable of being served by extensions of municipal infrastructure and utility systems. These areas are identified in **Illustration 4.6, Future Land Use Map**. Much of the land located in identified growth areas are adjacent existing infrastructure, water and sewer lines that can be readily extended to facilitate development.

Vacant land within the current Corporate Limits, designated for future residential development, is not of sufficient size to meet the residential needs during the 10- and 25-year planning periods. Thus, plans must be developed to expand the utility service area of Crete into all growth areas.

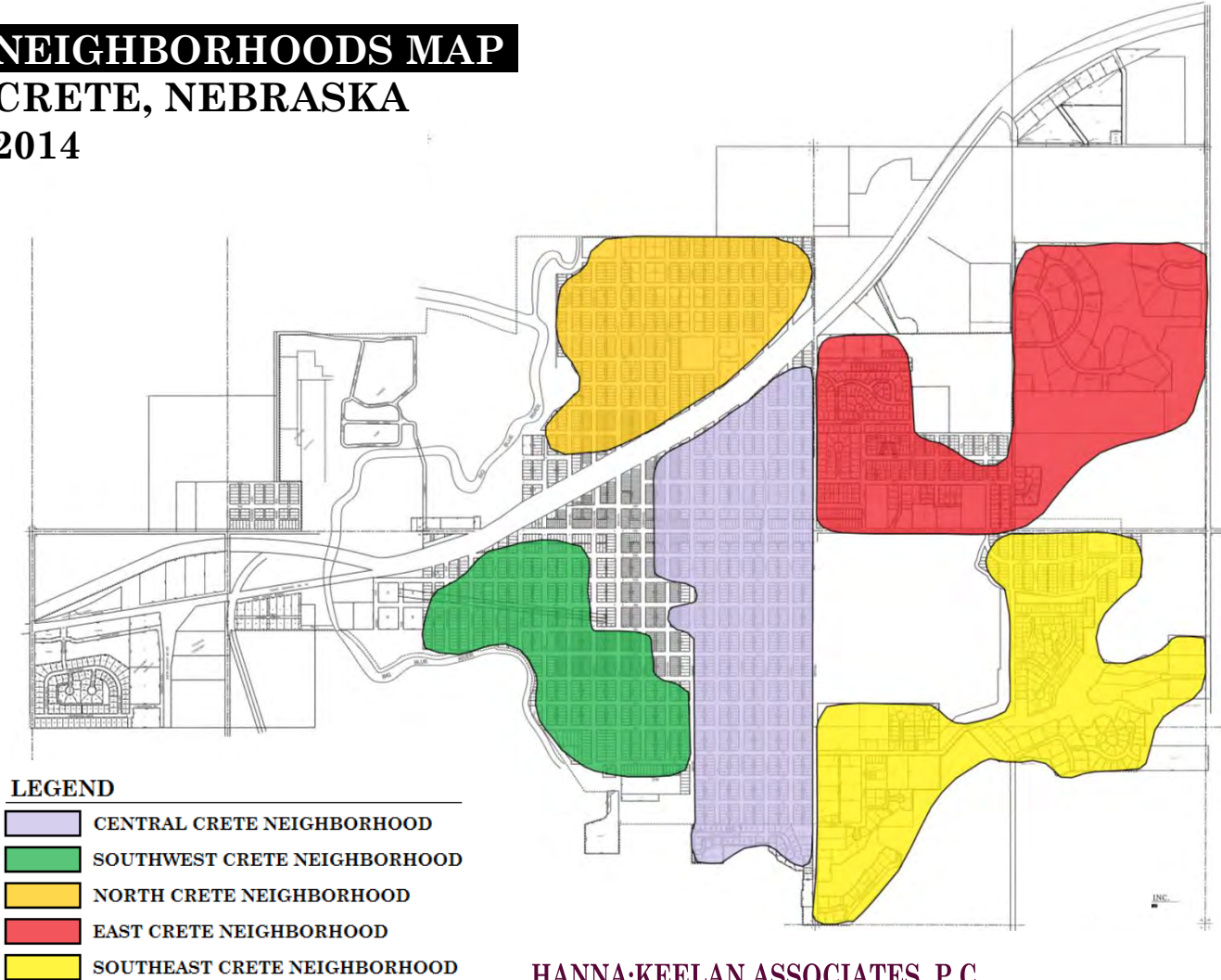
NEIGHBORHOOD ANALYSIS.

Five Crete residential neighborhoods are unique for their eras of construction, geographic features and/or established borders. With each neighborhood, boundaries were based upon street corridors or the platting of subdivisions with distinct edges.

Portions of two neighborhoods are included within the designated Crete Redevelopment Area. The Redevelopment Area provides access to TIF as an incentive to make improvements to both private and public property. Older neighborhoods with structures and utility systems in need of rehabilitation, along with newly developing subdivisions can greatly benefit from having access to TIF as a financial incentive to complete needed improvements or installation of new infrastructure systems.

Residential neighborhoods within the Redevelopment Area have priorities for preservation, rehabilitation or replacement housing efforts. These issues are addressed in the following discussion.

NEIGHBORHOODS MAP CRETE, NEBRASKA 2014



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ILLUSTRATION 4.9

Central Crete.

This Neighborhood is generally located between Juniper and Boswell Avenues, from the Burlington Northern Santa Fe Railroad Corridor south to Golden Rod Land. The Neighborhood is located between Downtown Crete and Doane College. The **Central Crete Neighborhood** is unique for its towering street trees, landscaped front yards and houses that range from the 1880s to 1920s. The variety of one and two-story houses with Queen Ann, Neo-Classic, Italianate, Tudor and Bungalow architectural styles and unique materials and details represent dwellings in this Neighborhood. Also located in this Neighborhood are the Crete Public Library, City Park and Wildwood Park. Some of the most unique late 1880s to 1920s era houses in Crete are found in this Neighborhood. Highways 33/103 enter the Community within this Neighborhood along the Hawthorne Avenue and 13th Street, an evolving commercial corridor. **The College Hill Historic District, listed on the National Register of Historic Places occupies the center of the Neighborhood from Boswell to Ivy Avenues, between 9th and 14th Streets.**



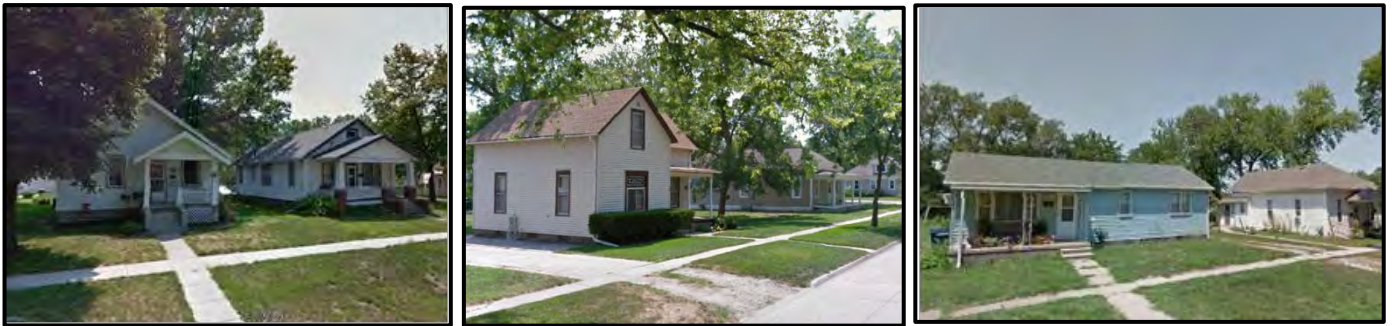
The Central Crete Neighborhood was platted in a standard gridiron pattern with 300' square blocks and 12 individual lots at 50' x 140.' Corner lots were often split into two or three parcels, increasing the density of dwellings on a block from 12 to 14, or more. Houses throughout the Neighborhood are generally in good condition, although a few dwellings are in need of moderate- to substantial rehabilitation.

Underground 6" water mains and 8" sewer mains are generally used throughout the Neighborhood, with higher volume primary water mains of 8" present throughout Boswell Avenue and in Hawthorn Avenue north of 13th Street. Larger diameter, 12" mains are present within 13th Street. Current engineering standards recommend water mains that are no smaller in diameter than 6". The City of Crete implemented a long range plan to replace aging and undersized water mains in 2006. As of December 2011, a total of 33,050 feet of water main had been replaced and the project is expected to continue through 2021.

Southwest Crete.

The **Southwest Crete Neighborhood** is located to the west and south of Downtown, generally between Juniper and Thornwood Avenues and from 12th Street south to the Big Blue River. Neighborhood landmarks include the Old Mill Park and Gus Stoll Park. Housing types in the northern two-thirds of the Neighborhood are comprised of one and two-story dwellings, primarily simple Queen Anne or bungalow cottages. These houses have significantly less architectural detailing. Nearly all exteriors are or were wood clapboard siding and, in many cases, exteriors have been replaced with aluminum or vinyl siding. Post-World War II houses, ranch and split-level homes of the 1950s to 1970s are present in the southern portion of the Neighborhood.

This Neighborhood is not as densely developed as the Central Crete Neighborhood, as there is less dwellings per block. The majority of the blocks were platted as 300' square blocks with 12 individual 50'x140' lots. Trees are more concentrated directly around the houses as opposed to the dense tree cover provided by the street trees in the Central Neighborhood. Housing conditions are slightly worse and the overall appearance of the yards and open spaces are not as well kept. The Southwest Neighborhood is directly adjacent the Big Blue River and accordingly the neighborhood is impacted by the 100-Year floodplain. Numerous houses are required to purchase expensive flood insurance



Houses throughout the Southwest Crete Neighborhood are generally in need of a higher level of moderate- to substantial rehabilitation than of those in the Central Neighborhood.

Underground water mains range in diameter from 6" to 12". Although adequate water pressure may exist in these lines the eventual replacement of the older 4" mains through 2021 during the phased replacement program, this southwestern neighborhood will gradually experience an improved water system. Sanitary sewer mains are of adequate size, but the advanced age of several mains will eventually require their replacement.

Northern Crete.

The **Northern Crete Neighborhood** includes the incorporated areas located to the north of the Burlington Northern Santa Fe Railroad Corridor. The Neighborhood is bound by Boswell Avenue on the east, the Big Blue River on the east and the properties fronting on 24th Street along the northern Corporate Limits. Single family dwellings are concentrated to the west of Kingwood Avenue, while a mixture of mobile home parks, multifamily apartment buildings and a few houses are located to the east of Kingwood Avenue. The houses within the Neighborhood represent a mixture of Victorian and Bungalow Vernacular styles of late 1880 to 1920s small one and two-story dwellings and an infusion of post WWII through 1970s ranch style dwellings.

Main Avenue is the primary access street that connects the Northern Neighborhood to Downtown Crete and the City, beyond, and continues north into the rural planning jurisdiction. Local collector streets are very narrow in width compared to streets of the other neighborhoods in the Community. Street surfaces include concrete and asphalt surfaces on the main north/south streets, while local east/west streets tend to be gravel or asphalt surfaced.



Underground water mains range in diameter from 8” to 10” in diameter throughout Main Avenue, while remaining areas are primarily serviced with 4” water mains. Although adequate water pressure may exist in these lines, the eventual replacement of the older 4” mains through 2021, during the phased replacement program, will gradually improve the water system. Sanitary sewer mains are of adequate size, but the advanced age of several mains may eventually require their replacement.

This Neighborhood is one of the few that has a variety of vacant lots and larger tracts of land that appear suitable for residential development. However, only the extreme northeastern portion of this Neighborhood has lands that are located above the 100-year floodplains and floodways associated with the Big Blue River and Walnut Creek. As with the Southwest Neighborhood, property owners in the Northern Neighborhood are much less likely to be able to repair and maintain their dwellings when they are also impacted by expensive annual floodplain insurance.

The Northern Crete Neighborhood should be considered for a Redevelopment Area, to allow for the use of TIF to assist in financing the replacement of undersized and outdated infrastructure and potentially to address private and publically owned property in terms of addressing floodplain issues thought the Neighborhood would be a great redevelopment tool for the Neighborhood.



Eastern Crete Neighborhood.

The eastern portion of Crete, generally between Boswell Avenue and County Road 2400 to the north of 13th Street and Doane College is identified as the **Eastern Crete Neighborhood**. The Neighborhood wraps around the current Middle and Senior High Schools and includes the site of the new Senior High School and the Farrington Acres Subdivision. The Neighborhood is primarily comprised of single family dwellings, but also includes several six to 12 unit apartment buildings, and the Garden Square Assisted Living Facility,



Subdivisions in the oldest portion of the neighborhood were platted with a modified grid-iron pattern of rectangular and square shaped blocks, while the newer additions to the north of Longwood Drive and within Farrington Acres were platted with curvilinear streets. Houses in this Eastern Neighborhood were generally constructed between the late 1960s and 1990s and are predominantly Ranch style and split-level homes comprised of various exterior materials.

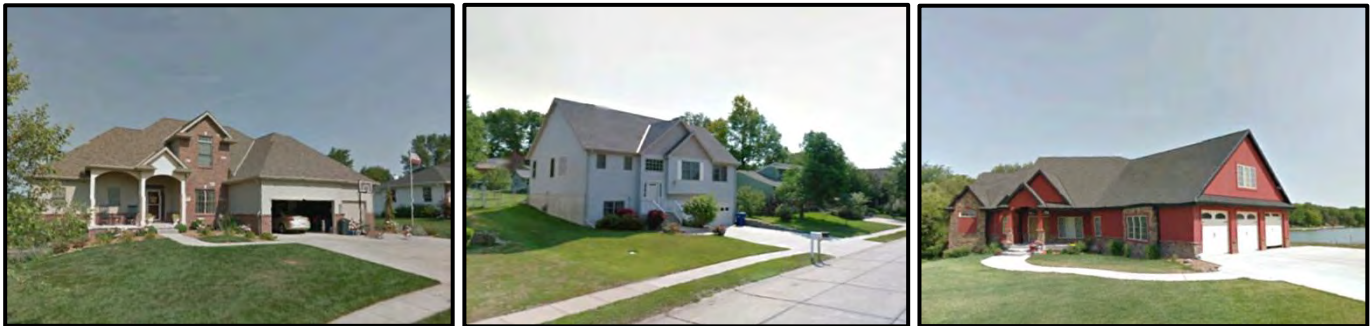
Neighborhood highlights include:

- Houses are typically in good condition, with only a few are in need of minor rehabilitation, ranging from exterior painting to shingle replacement.
- Streets and associated infrastructure are in good condition.
- Underground utility mains are approximately 50+ years of age and in good condition.
- The Neighborhood is in close access to Doane College, which provides ample resources for activities.

Southeast Crete.

The **Southeast Crete Neighborhood** includes the subdivisions adjacent the east and south sides of the Doane College Campus. Curvilinear streets ending in cul-de-sacks have individual parcels that also back up to drainage ways and lakes within commons areas that link the subdivisions together. This Neighborhood also wraps around the College Heights Country Club Golf Course.

Moderate- to upper-income single family dwellings dominate the building types of this Neighborhood. Houses within these subdivisions were constructed between the late 1970s to the present. Architectural styles range from ranch and split-level homes to larger homes exhibiting Craftsman, Prairie and a variety of Revival Style influences. Several vacant lots are available in the Country Club Estates and Lothrop Lake Estates Additions.



Landscaping tends to be concentrated around the individual houses and at the edges or corners of the properties. Unlike the Neighborhoods surrounding Downtown Crete, the majority of these newer subdivisions lack street trees that form canopies over the street corridors. The Lothrop Heights Additions are the only subdivisions within the Southeastern Neighborhood that have concrete sidewalks in place. Interior streets are mostly concrete paved, while connecting streets between subdivisions are both asphalt and concrete surfaced. Water and sewer mains are appropriately sized and constructed within the last 20 to 35 years.

Neighborhood highlights include:

- Houses are typically in good condition, with only a few of the older homes in need of minor rehabilitation, ranging from exterior painting to shingle replacement.
- Streets and associated infrastructure are in good condition.
- Underground utility mains are approximately 30 to 50+ years of age and in good condition.
- The Neighborhood has close access to Doane College and the College Heights Country Club and Golf Course, which provides ample resources for activities.

NEIGHBORHOOD PRESERVATION & DEVELOPMENT PRIORITIES.

The **Central, Southwest and North Crete Neighborhoods** contain the oldest residential properties in Crete. The associated infrastructure systems, street trees and public facilities reflect similar ages and potential needs for improvement.

Central, Southwest and North Crete Neighborhood Priorities.

- ◆ Housing rehabilitation is needed in each Neighborhood to protect the viability of residential properties.
- ◆ Very few, if any, vacant lots exist in these Neighborhoods, but the potential for housing demolition and replacement exists. Housing design standards should be considered so that new single and multifamily structures are compatible with the sizes, architectural styles, building materials and colors that are unique to the neighborhoods.
- ◆ The large street trees provide a canopy covering over a few streets in each Neighborhood. A tree maintenance and replacement program should be coordinated with the City.
- ◆ Each Neighborhood contains portions of underground infrastructure systems 70+ years of age and needing replacement.
- ◆ The majority of the streets in these older Neighborhoods have paved concrete surfaces and are in good condition. The North Crete Neighborhood still has a concentration of gravel surfaced “side streets” that should be evaluated to determine if they will be paved in the future or targeted for potential closure.
- ◆ An annual review of the streets in these Neighborhoods should be coordinated with the yearly “One- and Six-Year Street Improvement Plan” for the City of Crete to identify any needed public improvements.
- ◆ Public facilities including street lighting, sidewalks, curb and gutters and public parks are present in each of these Neighborhoods. The condition of these facilities should be monitored for needed improvements.

Eastern & Southeastern Neighborhood Priorities.

- ◆ The two newer Neighborhoods lack mature landscaping, street trees and strong connections to the center of the Community. Attributes such as street trees, landscaping and smaller neighborhood parks, are facilities that could greatly improve the character of these neighborhoods.
- ◆ Traffic calming measures and safe pedestrian crossings are needed for street corridors that connect these eastern Neighborhoods, including 4th Street, Iris and Boswell Avenues.
- ◆ The planned Trails system enhancements will greatly expand safe pedestrian routes between these Neighborhoods and the City. Efforts to integrate trail extensions should be a priority of each One and Six-Year Streets Plan.

COMMUNITY IMAGE & PRESERVATION OF ATTRIBUTES.

The Neighborhoods of Crete form the foundation of the Community and strive to be walkable, encourage socialization and provide safe routes to public and private services and facilities throughout the City. The edges of the Neighborhoods are often established by unique topographic features, major arterial streets or by drastically different subdivision platting characteristics. The pattern of land use within these Neighborhoods, the density of development, the arrangement streets and the connections of major and minor arterial corridors to public facilities, business and industrial areas are woven together to form the Community.

From the Beginning, Downtown Crete has been the economic, social and entertainment center of the City. Its relationship to the Big Blue River, the Highway 33/103 Corridor and the Burlington Northern Santa Fe Railroad corridor served as the framework from which the residential neighborhoods developed and grew within the Community. To protect and enhance the Community's Image, this plan must identify the land use components and develop design elements that contribute to its character.



Character Issues.

Residents of the Community who participated in public forums, listening sessions or who were members of the Planning Steering Committee repeatedly looked to the benefits small town living when discussing the character of Crete. The Community atmosphere includes a relatively low crime rate, excellent public and private schools for their children; the availability of parks and open space, the existence of Doane College and access to its educational, cultural and performing arts, athletics opportunities and the proximity of the Big Blue River environs.

The outcomes of this Comprehensive Plan must translate these characteristics into future development and growth opportunities to ensure that as the City grows and develops, it maintains and integrates these characteristics into new residential, commercial, industrial and parks and open space growth areas. A proactive approach to land use planning and the integration of design standards can lose track of the key issues of maintaining the small town character and unique attributes of Crete. Growth for the sake of growth is seen as the positive indicator of economic stability, but growth must also include the types of attributes that make Crete a unique City. Thus this Plan must function to sustain the traits that contribute to the most valued characteristics of the City.

Issues and Opportunities.

Throughout the Citizen Participation Process utilized to complete this Comprehensive Plan, most importantly during the Planning Steering Committee Meetings, there were a number of concerns expressed regarding the opportunity for growth and its impact on the character of the City. These concerns led to the identification of the following issues and opportunities for the Community to give special attention to in the future.

1. The current standards within the Zoning and Subdivisions Regulations allow conventional development to occur subject to restrictions regarding adequate setbacks, placement of structures on suitable soils and slopes and specifications for connection to public treatment facilities or compliance with installation standards.

As an alternative, Crete should consider requiring clustering of subdivisions to limit the impact of development on areas with sensitive soils, floodplains or floodways. This process would shift new development to a less sensitive portion of a site while maintaining a similar density of development that was originally proposed. This approach would maximize the amount of preserved open space, improve the efficiency of needed infrastructure and reduce the amount of impervious surfaces to reduce storm water run-off, as well as reduce ground water contamination and water consumption. This approach would require revisions to the Zoning and Subdivision regulations to meet these objectives. Another approach could be the placement of areas in a conservation easement that could be used by open space and recreational purposes as well as protecting the floodway and floodplains of the Big Blue River and its tributaries.

2. Sporadic rural development around Crete and its Two-Mile Planning Jurisdiction can eliminate the open spaces and view corridors that define the character of the City as highway travelers or residents enter the City. The residents of Crete expressed their desire to preserve the character of the City, to grow first in vacant developable areas within the Corporate Limits and secondly into growth areas that were established for being cost effective to extend municipal infrastructure and utilities in support of development efforts. This process limits the potential for urban sprawl, encourages compact development and promotes the sound extension of streets, roadways and pedestrian paths back into the developed core of the City.

The large expanse of open space around the Community that contributes to the foundation of the City and its small town character, is fairly temporary. These adjacent lands and agricultural crop lands can easily evolve and change as development occurs. Views from and within an adjacent Neighborhood will “change.” This could lead to conflict when there are proposal to develop the adjacent land. Therefore, to maintain views and to achieve the character desired by existing residents, open space should be incorporated into new subdivisions to integrate them with existing neighborhoods.

3. Currently, the residential Zoning District regulations are defined by lists of permitted uses, accessory uses and special exception uses with varying degrees of intensity allowed within the same District and subject to the height and area requirements. The current Zoning Regulations are “pyramidal” in design, where each District permits the uses of the prior less-intensive District. For example, the uses permitted in the R-1 District are permitted in the R-2 District with the addition of two-family dwellings, then the R-3 District allows all the uses permitted in the R-2 District with the addition of multiple family dwellings. Likewise the R-4 District allows all the uses permitted in the R-3 District, but the Special Exception Uses permits the special exception uses that were permitted in the R-2 District in addition to child care facilities, mobile homes and mobile home parks. The R-5 District allows even mobile homes and mobile home parks as permitted principal uses.

The only District that just allows single family dwellings is the R-1 District, which is typically used in the newer subdivisions at the perimeter of the City. The residential neighborhoods in the core of the City are currently zoned R-2, R-3 and R-4. Several of these older neighborhoods are primarily single family dwellings with a few apartment buildings along collector or arterial streets. The issue this creates with the residents of these older neighborhoods is that this zoning allows a predominantly single family residential neighborhood to have an existing house converted to an apartment house, or even two or more houses to be demolished and replaced with a multifamily apartment building. This gives adjacent property owners or even property owners throughout the Neighborhood no recourse to protest the apartment building, other than purchasing the property themselves to prevent its potential conversion.

4. The **College Heights Historic Neighborhood District** is the only area of a residential neighborhood in Crete that is listed on the National Register of Historic Places. The District is located between 9th and 14th Streets across the street from Doane College, along Boswell Avenue. The District has the most historically significant houses, both small and large, that exhibit a variety of late 19th Century to early 20th Century architectural styles. Half of the District is zoned R-2 and the other half is zoned R-4. **This is one of the neighborhood examples impacted by zoning that does not protect the character or sustainability of the neighborhood.**



Compatible Development.

The pattern of existing development in Crete, Nebraska, is generally well planned, with the primary commercial areas consisting of the Downtown and the properties along both sides of 13th Street, Hawthorne Avenue and extending to the west and northeast of the City (Highways 33/103). This system of local streets and highways are the principal transportation arterial streets that support travel within and through the Community. This “**Corridor**” is generally concentrated away and buffered from incompatible lower intensity residential uses. However, within the City, along portions of Hawthorne Avenue and 13th Street to the east and west of Downtown Crete, there are concentrations of single family dwellings along both sides of this evolving commercial Corridor. High volumes of automotive and heavy truck traffic travel this Corridor. The likelihood of there ever being a bypass around the City is very unlikely due to the topography of the City and the rural areas beyond, with the Big Blue River running north to south through the Community. **Traffic calming measures and strict enforcement of posted speeding limits will be the only mechanisms to lessen traffic congestion along the Highway 33/103 Corridor.**



Downtown Crete is centered along Main Avenue, which runs north to south and intersects with 13th Street in the center of the Community. The sustainability of the Downtown and its deteriorating late 1800 to early 1900 commercial brick buildings was questioned by several participants of the Citizen Participation Process. Some comments focused on the potential requirement to eventually replace many of the buildings. However, the majority of responses to the Citizen Survey and from participants of the Planning Steering Committee indicated that Downtown Crete defines the character and image of the City. At a minimum, the street facades of buildings must be structurally secured and preserved, while potentially the rest of the building could be replaced and a new building retrofitted to incorporate the existing street façade. The Committee did not want to see the Downtown deteriorate to the extent of losing any additional commercial structures than have already been demolished.

Participants identified the following attributes as being important the character of Downtown:

- ❖ Maintaining its historical significance and architectural integrity.
- ❖ Preserving the existing local businesses with the Downtown.
- ❖ Continuing to enhance the public amenities with benches, lighting and landscaping.
- ❖ Developing and outdoor festival location that could also be utilized for farmers markets and craft fairs.
- ❖ Promoting cultural diversity with food, music and festival events.
- ❖ Strengthening of ties to Doane College and the Big Blue River.

There has been a transition of businesses in the Downtown and along the Highway Corridor. Many of the former department and anchor stores have been replaced with specialty retail and offices. Several Hispanic retail stores and restaurants have opened in the Downtown and along the Highway Corridor, which has further diversified the commercial businesses in the Community. Regional and National commercial chain outlets may be attracted to the Highway Corridor through the City, but residents believe that locally owned specialty stores and professional businesses will be the primary future tenants of Downtown Crete. This is especially true when residents can commute between Crete and the City of Lincoln’s malls and retail businesses in approximately 20 minutes.

This Comprehensive Plan supports the future viability of Downtown Crete. The use of Tax Increment Financing is viewed as an important component to securing the structural integrity of the buildings, expanding existing businesses and attracting and further diversifying the future business in the Downtown. The utilization of upper stories of commercial buildings for residential purposes is encouraged to expand the vitality of the Downtown and assist in attracting new businesses. The Community Housing Study, recently completed for the City of Crete, identified at least 48 housing units currently exist in Downtown Crete. Through 2024, the Study promotes the development of at least 24 additional rental units, with a potential total demand of 136 units throughout the next 25 years or through 2039.

An expansion of commercial uses are planned along the Highway 33/103 Corridor. Commercial nodes at the east intersection of Highway 103 with 33 provides for additional lands for development along the south side of the Highway 33/103 Corridor, as well as north of the intersection along the east side of Highway 103. At the west side of Crete, along the west side of Highway 103, just south of the current Corporate Limits, a second node of highway commercial is planned for highway oriented big box or mini-strip mall development.

Enhancing the character of the Community and special areas requires a concerted effort on behalf of both the public and private sectors. From the perspective of the City, the development regulations and standards must be written to achieve the preferred outcomes. Without specific requirements for increased open space, landscaping, screening, and buffering, sign control; and standards relating to building bulk and scale, roof design, placement of storage and loading areas, the appearance of individual properties and corridors are left to individuals rather than to the standards that are agreed to represent the desires of the residents of the City of Crete.



SECTION 5
PUBLIC FACILITIES,
UTILITIES &
TRANSPORTATION.



SECTION 5 PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.



INTRODUCTION.

Section 5 of the **Crete, Nebraska Comprehensive Plan** discusses the existing conditions and planned improvements to the public facility and utility systems in the Community. Quality public facilities, services and parks & recreation systems are provided to ensure a high quality of life for all residents of Crete. All improvements to these Community components are aimed at maintaining or improving the quality of life in the City of Crete.

Public Facilities identify existing facilities in Crete and determine future needs and desires during the 10- and 25-year planning periods. Public Facilities provide citizens with social, cultural and educational opportunities. Facilities in Crete include, but are not limited to city government, health care, law enforcement, education, police/fire protection and recreational facilities such as parks and athletic fields. **Unless otherwise identified, general maintenance is planned for all public facilities in Crete, which also implies that the identified facility is adequate and meets the needs of the Community through the 10- and 25-year planning periods.** The locations of these public facilities are identified in the **Crete Public Facilities Map, Illustration 5.1.**

Public Utilities address the water, wastewater and other related utility systems in the Community, including current condition and capacity. It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion and maintenance of these systems be coordinated with the growth of Crete. Analysis of these infrastructure systems, via conversations with City maintenance and utility personnel, confirmed that the City must continue to maintain and improve these utility systems.

Transportation examines the systems that provide for safe travel of pedestrians and automobiles. The City has aggressively utilized federal funding opportunities to reconstruct major arterial streets, leveraging millions of dollars for transportation improvements. The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Crete. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the City, and provide for the circulation needs within the Community. The overall purpose of the transportation plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout the Community and Two-Mile Planning Jurisdiction.

PUBLIC FACILITIES MAP CRETE, NEBRASKA

SCHOOLS/EDUCATION

- 1. Crete Elementary School
- 2. Crete Middle School
- 3. Crete High School
- 4. St. James Elementary School
- 5. Doane College
- 6. Crete Public Library
- 7. Benne Memorial Museum/Bickle Farmstead

PARKS & RECREATION

- 8. City Park
- 9. Gus Stoll Park
- 10. Northward Park
- 11. Old Mill Park
- 12. Rotary Park
- 13. Tuxedo Park/Saline Co. Fairgrounds
- 14. Westwood Park/Crete Municipal Pool
- 15. College Heights Country Club

HEALTH, WELLNESS & ELDERLY SERVICES

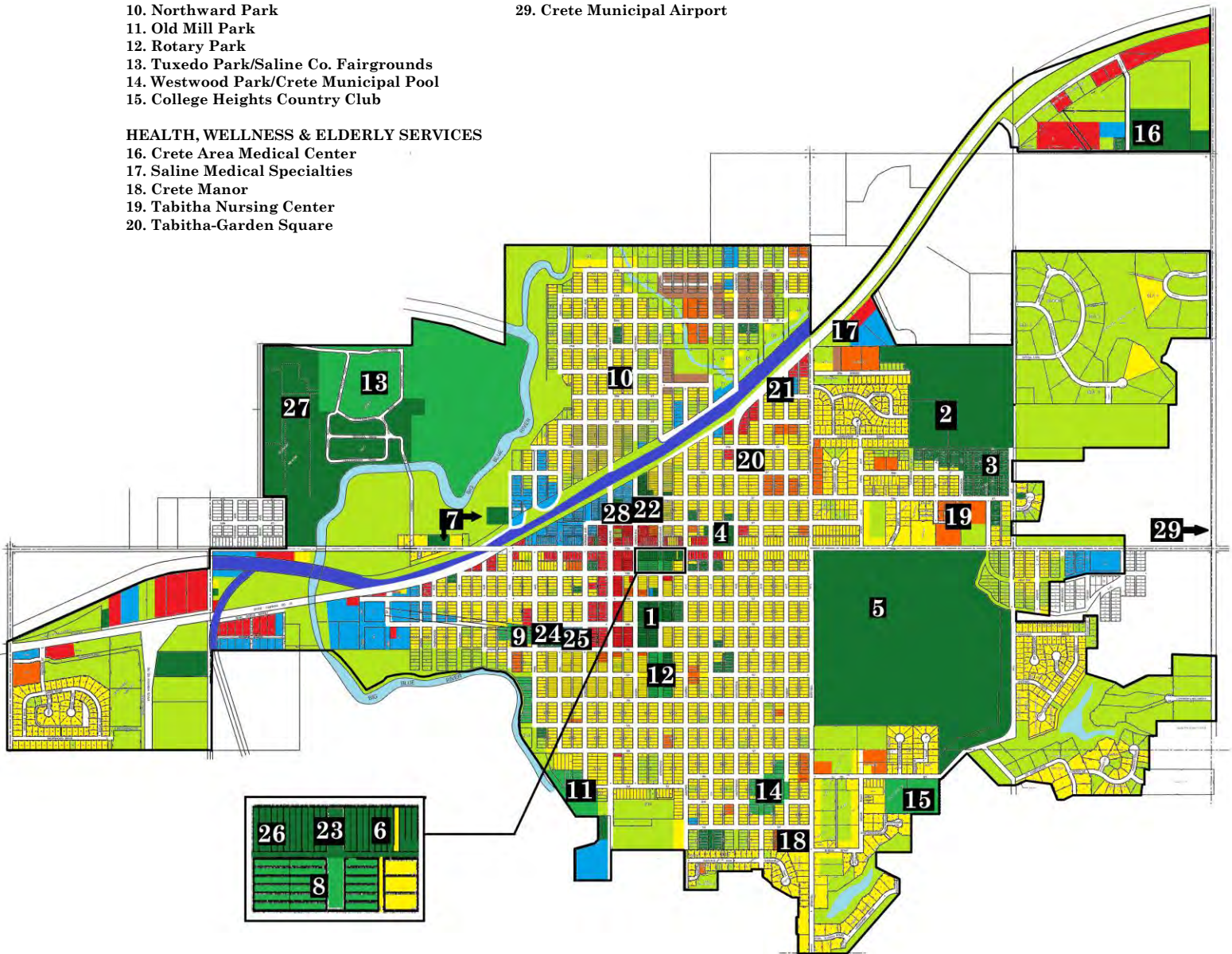
- 16. Crete Area Medical Center
- 17. Saline Medical Specialties
- 18. Crete Manor
- 19. Tabitha Nursing Center
- 20. Tabitha-Garden Square

PUBLIC SAFETY, GOVERNMENT & COMMERCE

- 21. Crete Police Department
- 22. Crete Fire Department
- 23. City Hall
- 24. Public Works (Warehouse)
- 25. Public Works (Operations Center)
- 26. Post Office
- 27. Riverside Cemetery
- 28. Crete Community Center

TRANSPORTATION

- 29. Crete Municipal Airport



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ILLUSTRATION 5.1

SCHOOLS/EDUCATION.

Education is becoming increasingly important as the need for a broader-based education with emphasis on technical and human relation skills increases in today's society. Standards developed by educators and planners can provide guidance in the creation of, and addition to, the School District's educational facilities. **Crete Public Schools** is a major contributor to the quality of life and well-being in the Community of Crete. It will be important, from 2014 to 2039, that the facilities maintained by Crete Public Schools have the ability to support a growing population, specifically youth populations.

DISTRICT FACILITIES

Crete Public Schools maintains an elementary, middle and high school facilities, along with athletic fields and maintenance buildings. All facilities are ADA compliant. Total district enrollment for the 2014-2015 school year is 1,864 students, including 850 Elementary, 493 middle and 521 high school students. Information associated with the Crete Public Schools facilities was cited from the District Administration and Superintendent's offices.

Crete Elementary School – Located at 920 Linden Street, east of the Downtown, this 73,500 square foot facility serves grades Pre-Kindergarten through fourth. The School was constructed in 1942 with additions constructed in 1956, 1976 and 1994. Crete Elementary employs a total of 65 certified and 53 non-certified staff members.



Crete Middle School – The Crete Junior High School serves grades fifth through eighth in a facility located at 1700 Glenwood Street. Built in the 2004, the current 59,000 square foot facility consists of modern classroom, library, cafeteria and administrative office amenities. A total of 42 certified and 21 non-certified staff are employed at the Middle School.

Crete High School – The High School facility for Ninth through Twelfth grades is located at 1500 East 15th Street. The 118,380 square foot High School facility was constructed in 1977 and consists of a gymnasium, library, computer labs, a media center and classrooms. The Senior High School employs a total of 44 certified and 32 non-certified staff.

St. James Elementary School – This parochial Elementary School is located at 525 East 14th Street. The School supports grades Kindergarten through 6th and currently has an enrollment of 100 students.

FUTURE DISTRICT PROJECTS

Crete Public Schools will be constructing a \$33 Million High School in the eastern portion of the Community, to accompany the rapid growth of enrolled students. The new High School will also have a geothermal unit installed to promote energy efficiency. The existing High School will become occupied by Crete Middle School. The existing Middle School will become a new Elementary School for the City of Crete, and the existing Elementary School will also be renovated.

PROGRAM RECOMMENDATIONS

Schools in Crete should meet the following standards and guidelines:

- ◆ Schools should be centrally located;
- ◆ Schools should not be located near high traffic or heavily concentrated areas with high noise levels;
- ◆ Land acquisition with future expansion in mind; and
- ◆ Adequate open space should be available to students.
- ◆ Provide safe routes to schools from all neighborhoods of the Community, including sidewalks, pedestrian crossings, school bus access and traffic signals. **Stoplights at the intersection of 13th & Iris Streets were suggested by the Planning Steering Committee as a safety improvement project, once construction of the new High School is completed.**



The City and Crete Public Schools should support and provide a **high quality of elementary, middle and senior-level education** for residents of the Community and surrounding area. The District should strive to maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population within the Public School system.

The most notable attribute to Crete Public Schools is the rapidly increasing base of Hispanic children utilizing Public School Services. It should be of high priority to both the City of Crete and Crete Public Schools to promote and provide the necessary amenities and services needed to accommodate Hispanic children and families utilizing local education programs.

Doane College – Established in 1872, Doane College is a private, liberal arts College, located in east central Crete. The College offers Bachelor of Arts and Science degrees and Master’s/ Professional Studies Degrees in many traditional education programs. Schools of Graduate and Professional Studies, through Doane, are also located in Grand Island, Lincoln and Omaha, Nebraska.

Current (2014) enrollment at the Crete Campus is 1,067 students, including 294 Freshmen, 226 Sophomores, 271 Juniors, 272 Seniors and four non-degree seeking students. The main campus of Doane College employs 129 full- and part-time faculty and 212 full- and part-time staff.

Recent facility improvements at the Doane College campus include the construction of the Chab Weyers Education and Hixson Lied Art Buildings, as well as renovations to Frees, Sheldon and Smith Residence Halls. Academic building renovations include projects at the Perry Campus Center Cafeteria, the learning commons at the Library and the Perry Campus Center Common Grounds Coffee Shop. Athletic field renovations were completed at Fuhrer Field House and Al Papik Field.

Future projects and campus improvements are highlighted in the Doane College Campus Master Plan. Currently, no new projects are currently active or planned.



Other Area Education Facilities – Several Colleges and Universities are located within a short distance of Crete, many of which accept high school credits from Crete Public Schools. These Colleges and Universities include the following:

- Southeast Community College** – Milford, NE (15 Miles)
- University of Nebraska-Lincoln** – Lincoln, NE (27 Miles)
- Union College** – Lincoln, NE (26 Miles)
- Nebraska Wesleyan University** – Lincoln, NE (30 Miles)
- University of Nebraska Omaha**– Omaha, NE (78 Miles)
- Concordia University** – Seward, NE (29 Miles)
- York College** – York, NE (52 Miles)

LIBRARY

Crete Public Library – The Crete Public Library is located at 305 East 13th Street, adjacent Crete City Park and City Hall. The original portion of the building was constructed in 1914 with an addition constructed in 1985, giving the facility a total of 8,440 square feet of space. The Library employs seven staff members.

Library patrons have access to 27,676 print, audio and DVD holdings, 11,016 digital books and audio items, 1 Million individual music files and access to databases from 22 different online sources. Offered programs include school-age story time, summer reading, computer classes, elderly reading outreach and the “Crete Reads” community-wide reading event.

Ten-Year Library Usage Statistics (2003-2013), were provided by Library staff. These statistics highlight an increase in usage and attendance by local residents. Total attendance at the Public Library increased by an estimated 90 percent, or from 36,852 patrons, to 70,000. Circulation totals have increased from 65,246 in 2003, to 90,558 in 2013. The Library has also experienced increases in children’s program attendance and internet usage.

Since the completion of the 2006 Comprehensive Plan, the Library building has implemented numerous building repairs including foam roof installation on the original building, exterior brick repair, public restroom improvements and chimney repairs. Library staff identified numerous issues to the current facility, including a lack of available space for computer labs, reading rooms and gathering space, heating and cooling issues and portions of the structure settling and peeling away.

In June, 2011, a feasibility study was conducted to determine the need for a new library facility. Fundraising efforts have been ongoing and will continue until the necessary funding has been obtained. From there, it will be determined whether a new facility will be constructed, or the existing facility renovated to meet the needs of Crete citizens.

MUSEUM & FARM

Benne Memorial Museum – This Museum is located at 800 West 13th Street, in western Crete. Constructed in June, 2003, this facility is part of a 20-acre heritage society campus that is home to an exhibit gallery, library archives, workshop, artifact storage, kitchen and public meeting room. The Museum is utilized by Doane College students for laboratory activities

Bickle Farmstead – a City-owned historic farmstead is located northeast of the Museum and consists of an early 20th Century farmhouse and barn, with several small outbuildings. Both, the Museum and Farmstead are owned and operated by the **Crete Heritage Society**.

PARKS/RECREATION.

The City of Crete Parks and Recreation Department maintains 130 acres of designated park and recreation sites and amenities to residents and visitors. Crete also provides a variety of pocket parks, Community gardens, hiker/biker trails and playground sites in non-designated park areas, including schools.

CITY PARKS

- ◆ **City Park** – This two acre park is located east of Downtown Crete at 12th and Linden Streets, adjacent City Hall and Crete Public Library. Amenities include one large playground, slides, swing sets, several miniature park rides, climbing tower, bandstand/gazebo, water fountain, picnic tables and army tank.
- ◆ **Gus Stoll Park** – Located along the east bank of the Big Blue River near the 8th Street and Pine Street intersection, this Park functions as an open space area that could be utilized for neighborhood activities, picnicking and river access.
- ◆ **Northward Park** – This Park is located along 20th Street between Main and Linden Avenues. Amenities include a large playground feature, swing set, basketball hoop and open grass area.
- ◆ **Old Mill Park** – Located at the intersection of 3rd and Norman Streets, Old Mill Park consists largely of open space, but features a baseball backstop with open grass field and two soccer goals.
- ◆ **Rotary Park** – Rotary Park is located at 9th Street and Kingwood Avenue. This Park serves the purpose of a youth complex, featuring two little league baseball fields, batting cage, concession stand and restrooms. Playground equipment is also available at this Park.
- ◆ **Tuxedo Park** – This Park, the largest in Crete, covers approximately 96 acres in the northwestern portion of the City, west of the Big Blue River. Amenities at Tuxedo Park include a figure-eight track, two large playgrounds with swings, slides and sand boxes, a small kids play area, horseshoe pits, picnic shelter and sand volleyball courts. The park is also consists of softball/baseball fields, restrooms, a concession stand, all of which are utilized during Community and school-related sporting events. A total of 20 RV camper pads, with electric hookups and an RV dump station are also provided.

Tuxedo Park is the location of the **Saline County Fairgrounds**. The Fairgrounds consist of livestock show arenas, exhibition halls and concession stands.

City Administration has discussed the future of Tuxedo Park, including the options of rehabilitating and renovating park amenities and correcting accessibility issues, or relocating the park, fairgrounds and associated facilities all together.

- ◆ **Westwood Park** – Westwood Park is located in the Westwood Neighborhood, a residential development along Briar Avenue in western Crete. The Park consists of a large open space area and playground equipment.

- ◆ **Wildwood Park** – Located at the intersection of 4th Street and Grove Avenue, Wildwood Park contains playground equipment, tennis courts and open grass area.



RECREATION

- ◆ **Crete Municipal Pool** – The Crete Municipal Swimming Pool is located adjacent Wildwood Park and consists of two water slides, two diving boards, a splash pad and men’s/women’s locker rooms. Recreation activities include youth swim lessons, swim team/swim meet events and evening pool party programs. The pool was constructed in 1991 and features a capacity of 293,423 gallons. Recent renovation activities have included new slides, a zero-depth entry area, a new splash pad and the addition of security cameras. Bathhouse renovations are planned to be completed during the next 10 years.
- ◆ **College Heights Country Club** – A private, nine-hole golf course is located in southeastern Crete. The Course features all standard course amenities, including club house, pro shop and cart storage buildings.
- ◆ **Other Recreational Facilities** – indoor recreational facilities, including health and wellness equipment at Crete High School and Doane College, are available for public use. The Doane College campus also features a recreation trail.

FUTURE PARK & RECREATION RECOMMENDATIONS

- ◆ Expand park and recreation facilities to supplement the projected increase in population during the next 10 years.
- ◆ Continue to support the development of sports fields for youth activities. The Parks and Recreation Department of the City of Crete identified a desire to acquire property for the development of additional soccer, baseball and softball fields.
- ◆ Planning Steering Committee members expressed an interest in the development of a City-wide trail system that would provide safe access to Community neighborhoods, parks and other amenities.
- ◆ Enhance connections to the Big Blue River Corridor as a means of providing access to available natural resources in Crete.
- ◆ Continue the development of a planned dog park, east of the Crete Corporate Limits, along 13th Street.

HEALTH, WELLNESS & ELDERLY SERVICES.

A number of modern health and hospital services, including full service hospitals, nursing care facilities, clinics and private medical offices are available to residents of Crete and the surrounding area.

- ◆ **Crete Area Medical Center** – The Crete Area Medical Center is located at East 29th Street and Better Road, in northeastern Crete. The 24-bed Hospital consists of several medical-related services and amenities including, but not limited to, physical therapy, cardiac rehab, inpatient and outpatient clinics, radiology lab, two surgery and recovery rooms, labor & delivery area, helicopter pad, pharmacy and emergency department. The Medical Center is a subsidiary of Bryan Health out of Lincoln, Nebraska. An approximately ½ mile long trail system is located near the Medical Center.

Crete Area Medical Center employs 156 full- and part-time employees. The Medical Center experienced a total of 3,179 visits in 2013 and has experienced 2,807 visits through October, 2014. Facility improvements occurred at the Medical Center in 2009 (physical therapy expansion and construction of building annex), 2010 (laboratory, materials management and outpatient expansion) and 2012 (emergency department expansion). To date, no extensive facility improvements, expansions or construction are planned.



- ◆ **Saline Medical Specialties** – Located at 939 East Highway 33, Saline Medical Specialties provides services to patients that include lab and x-ray services. Medical services are provided by the Nebraska Heart Institute. The 24 employed staff includes, but is not limited to: medical doctors, physicians, a certified nurse midwife, medical technologist/radiographer, interpreters, receptionist and a patient care assistant. Recent facility improvements include the addition of office space that allowed for the previously used offices to be converted into exam rooms. No plans for construction or remodel are planned through the next 10 years.
- ◆ **Nursing/Assisted Living Facilities** - Two skilled nursing and one assisted living facility are provided in Crete. They include **Crete Manor** (104 nursing beds), **Tabitha Nursing Center** (44 nursing beds) and **Tabitha-Garden Square** (59 assisted living units). Additional information on these facilities is provided in the **Crete, Nebraska Community Housing Study**.

PUBLIC SAFETY & GOVERNMENT.

Public administration facilities are facilities which serve the citizens of the Community and conduct the business of government and carry out its operations. Therefore, it is essential these services are centrally located and convenient to the majority of the citizens in the Community.

PUBLIC SAFETY

- ◆ **Police** – The 7,200 square foot police station is located at the intersection of Highway 33 and Forest Avenue, in the northeastern portion of Crete and was constructed in 1999 with full ADA compliance. This facility accommodates all police, community and emergency communication services for Crete. The basement of this facility accommodates the Emergency Operations Center, which is activated by the Mayor in times of disaster. The Police Department consists of 12 sworn officers, five telecommunicators and one part-time community service officer. A total of 12,327 calls were responded to, in 2014.

- ◆ **Volunteer Fire & Rescue Department (VF&RD)** – The all-volunteer department consists of 40 members, including a fire chief and assistant chief, rescue captain, two rescue lieutenants and supportive/administration staff. According to VF&RD staff, the average emergency response time for the Department is 5 minutes, 31 seconds. The Department also responds to patient transfers from the Crete Area Medical Center to other facilities, when needed. The ISO rating of the Department is “5”.

The main facility of Crete VF&RD is located at 210 East 14th Street, consisting of a seven-bay station housing all front line equipment, meeting rooms, offices, full kitchen and break room. Recent improvements to the building include a new roof, new heating and air conditioning system and smart board in the meeting room. The Department recently purchased two residential properties directly east of the main building that are planned for demolition to allow for future expansion of the main building.

Vehicles stored at the main Fire Department facility includes the following, as per the Crete Fire Department:

| YEAR | MODEL |
|------|--|
| 1997 | Ford F-350 Regular Cab Grass Rig. |
| 2002 | GMC C7500 2,000 gal. tender with pony pump. |
| 2003 | E-One 75' Aerial with 1,250 pump. |
| 2004 | Ford F-250 Crew Cab 4X4 Diesel, Utility Truck & Grass Rig. |
| 2005 | Ford E-450 Life Line Ambulance. |
| 2008 | Chevrolet C5500 4X4 medium rescue truck. |
| 2008 | Ford F-350 Regular Cab Grass Rig. |
| 2010 | Ford E-450 Life Line Ambulance. |
| 2012 | International/Midwest 2,000 gal. tender/1,250 pumper. |
| 2013 | Chevrolet 4500 Life Line Ambulance. |
| 2015 | Smeal/Spartan Pumper – 1,000 gal. / 1,500 pump. |

The Department also manages a training facility, located one-half mile south of Town on, on Main Avenue. The training facility sits on a three acre lot and consists of a 60' x 100' storage/training building, tower, interior fire attack training trailer and a storage building for rescue props. The storage/training building is the newest building on the training site.

- ◆ **Civil Defense** – The civil defense services in Crete are provided through the City. The planning and preparation for natural disaster and man-made emergencies consist of the following: Mitigation, Preparation, Response and Recovery. Examples of natural and man-made disasters include floods, tornadoes, winter storms, chemical spills, explosions, plane crashes, etc. Other services include alert of severe weather, tornado awareness week education, winter road services, etc.

GOVERNMENT

- ◆ **City Hall** – City offices for Crete are located at 243 East 13th Street, adjacent the Library and City Park, and are handicap accessible. This building supports the offices of the Mayor, Clerk and Economic/Community Development Department, City Administrator and Public Works. The City of Crete Planning Commission and the City Council hold their monthly meetings at this facility.
- ◆ **Public Works** – Two public works buildings are located at 240 and 320 West 9th Street. The 240 West 9th Street location features a steel building/warehouse facility was constructed in 2001 and consists of approximately 10,000 square feet and stores electric and water department materials. The 320 West 9th Street location consists of the public works operation center. This building consists of 15,719 square feet of space and was constructed in 2002. Both buildings are ADA compliant.
- ◆ **Post Office** – The United States Post Office is located at 1242 Linden Avenue, east of Downtown Crete. The facility was constructed in the 1930s, maintains full ADA compliance and contains 466 postal boxes, of which 316 are rented. Crete Post Office maintains three City and three rural mail delivery routes. The only recent facility improvement has been the installation of new dock doors. All building improvements must be approved by the Nebraska State Historical Society.
- ◆ **Cemeteries** – Riverside Cemetery is located at the west intersection of Highways 33 and 103 in southwestern Crete. The City owns and manages the Cemetery through the Crete Cemetery Board. The Blue River cemetery, located ½ mile south of the Crete City Limits, along Iris Avenue, is also managed by the City. A Catholic Cemetery is also located in Crete, southeast of the eastern intersection of Highways 33 and 103.
- ◆ **Crete Community Center** – The Community Center is located at 1410 Main Street and is fully ADA compliant. The building was constructed in 1978 and has a seating capacity of 50 to 75 persons. The facility offers a full kitchen and gathering space and hosts friendly meals, senior pot luck meals, Boy Scout meetings and other public clinics. New flooring was placed in the facility in 2011. Furnishing updates are planned during the next 10 years.

PUBLIC UTILITIES.

It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion of these systems be coordinated with the growth of the City. The following information, provided by **Gilmore & Associates**, highlights the condition of public utilities in the City of Crete.

WATER DISTRIBUTION SYSTEM

The water distribution system is comprised of approximately 43.3 miles of water main pipe and is divided into two regions, “high-side” and “low-side”. The “high-side” is the distribution network east of Grove Avenue, whereas the “low-side” is located west of Grove Avenue. The purpose of dividing the distribution network into two zones is to allow for adequate water pressure in the eastern highland area of the City, while preventing excessive and damaging water pressure in the lowland areas, if the two regions were otherwise hydraulically connected.

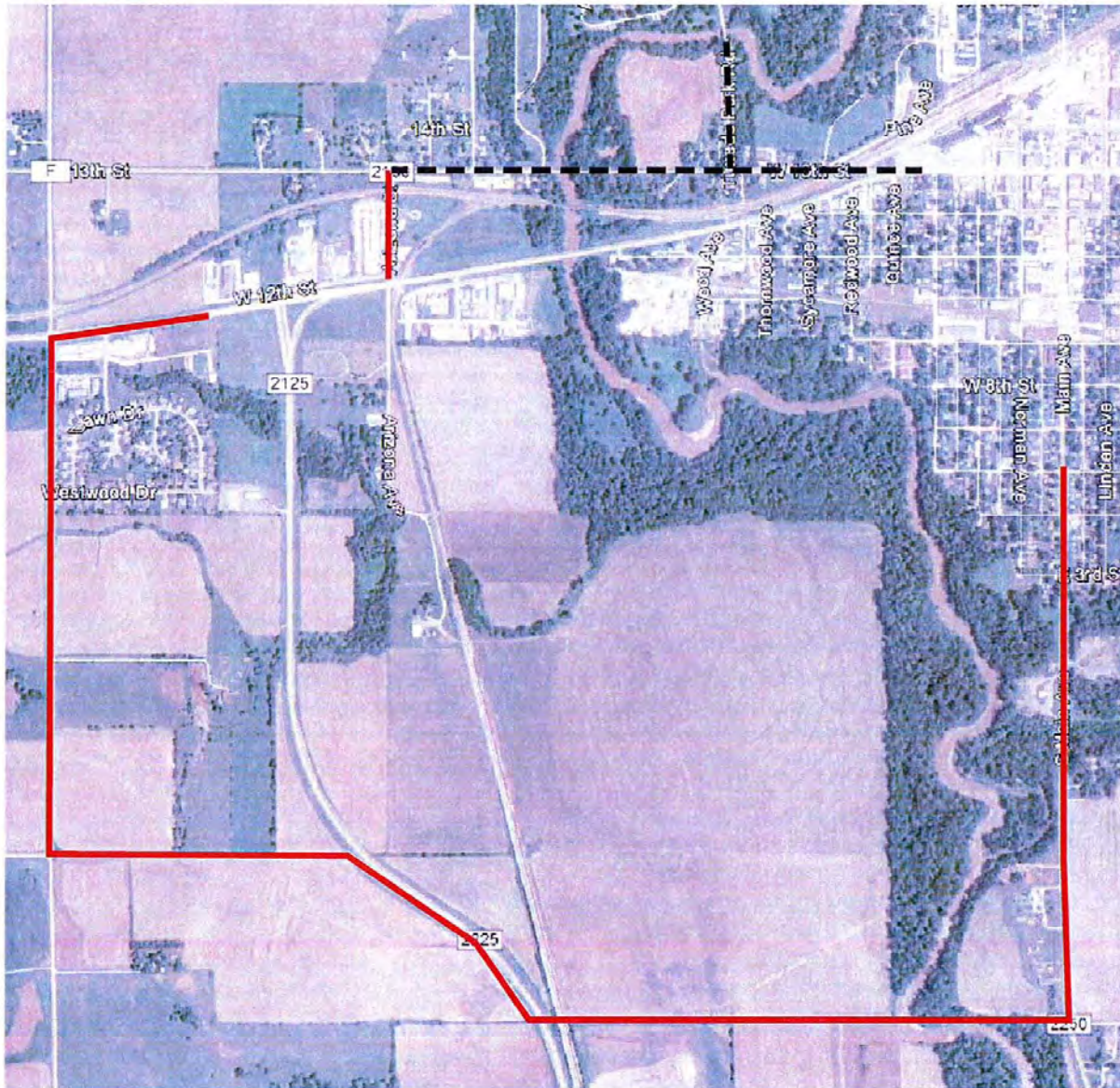
Since 2006, the City has been working on a three-phase improvement plan to replace old and under-sized cast iron water mains to improve water quality and strengthen the water distribution network. Approximately 54 percent of the Phase 1 improvements have either been completed or are in the process of being completed. The City is expected to continue with the water line replacement projects for a number of years as funds allow.

Water service to the developed areas west of the Big Blue River is dependent upon a single 12-inch diameter water main that undercrosses the river at Nebraska State Highway No. 33. Should a break in this water line occur, the west side of the distribution system would be entirely dependent upon continuous pumping of low capacity Well No. 7 to provide water service. Construction of new water mains undercrossing the Big Blue River as shown in **Illustration 5.2** are recommended to provide adequate and reliable water service for existing and future residential, commercial, and industrial developments west of the river. To accommodate future development in the eastern area of the City, additional water mains as shown in **Illustration 5.3** are recommended.

WATER STORAGE

Water storage is provided by a one million gallon, underground storage reservoir and a one million gallon elevated steel storage tank. The elevated storage tank maintains and controls the operating pressure for the “high-side” system while the concrete reservoir maintains and controls the operating pressure for the “low-side” distribution system. The concrete reservoir was constructed in approximately 1933 and is in fair condition. The elevated storage tank was constructed in 1996 and is in very good condition. In general, water pressures throughout the system are good. Water pressures range from a low of 40 psi (pounds per square inch) in the furthest west end of the distribution system, to 110 psi in the southeast region of the water system. There is currently no need for additional water storage for the City of Crete.

WEST SIDE WATER IMPROVEMENTS CRETE, NEBRASKA

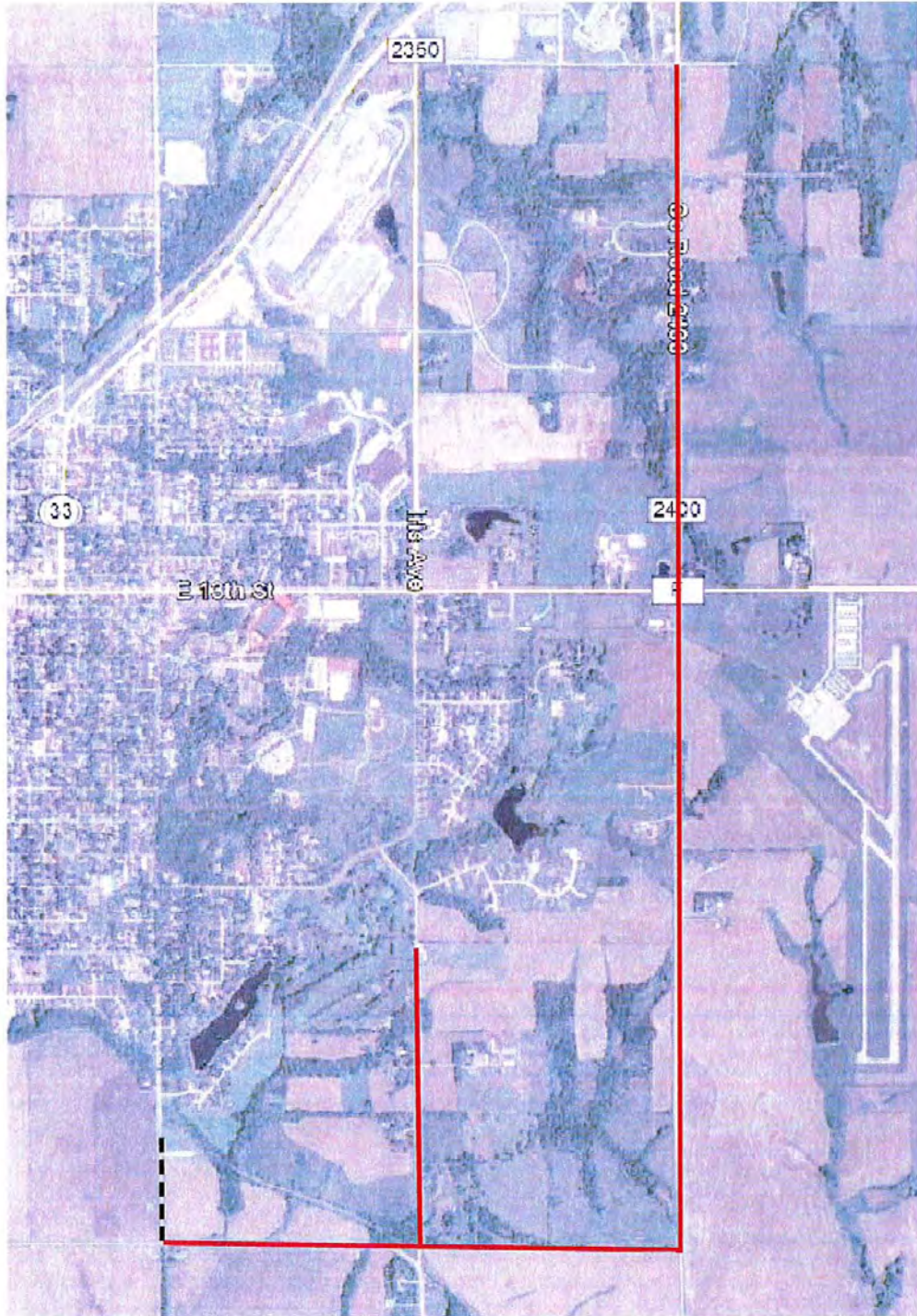


LEGEND

- 8" WATER LINE
- 12" WATER LINE

ILLUSTRATION 5.2

EAST SIDE WATER IMPROVEMENTS CRETE, NEBRASKA



LEGEND

- 8" WATER LINE
- 12" WATER LINE

ILLUSTRATION 5.3

WATER SUPPLY

Water is supplied to the City by six City-owned municipal wells (identified as Well Nos. 1,3,4,5,6, and 7). Water pumped from Well Nos. 1 and 5 are treated for iron and manganese removal at the City's two water treatment plants. Well No. 4, due to high iron and manganese, is used as a standby well in case of an emergency; otherwise, the well is not used. Well No. 6 is normally used for supply to the City's power plant. Well Nos. 3 and 7 pump water directly into the distribution network without treatment, as needed. The existing wells (excluding Well No. 4) have a total combined pumping capacity of approximately 3,816,000 gallons per day, which is sufficient capacity to meet the City's average water demands of 900,000 gallons per day and peak water demands of less than 3,000,000 gallons per day. Currently, additional well supply capacity is not required. The City well inventory is described in the following table:

| WELL NO. | WHEN BUILT | WELL REGISTRATION NO. | TOTAL DEPTH (FT.) | WELL CAPACITY* (GPM) |
|----------|------------|-----------------------|-------------------|----------------------|
| 1 | 1931 | G-31679 | 180 | 250* |
| 3 | 1939 | G-31681 | 184 | 500 |
| 4 | 1955 | G-31682 | 214 | 930 |
| 5 | 1965 | G-31683 | 321 | 750* |
| 6 | 1972 | G-63645 | 221 | 940 |
| 7 | 1966 | G-63646 | 155 | 210 |

*Capacity restricted by water plant capacity.

WATER TREATMENT

The water system has two water treatment plants that remove iron and manganese from the water supply. The west water treatment plant is located at 16th Street and Linden Avenue and was constructed in 1987. The plant has a rated capacity of 240 to 285 gallons per minute and is in fair condition. Well No. 1 is the exclusive water supply for this treatment plant that is normally operated only during the summer months when water demand is at its peak. The east treatment plant is located south of the underground concrete reservoir at Whittier and Locust Avenues and was constructed in 1996.

The plant has a rated capacity of 1,000 gallons per minute and is in good condition. Well No. 5 is the exclusive water supply for this treatment plant that is normally operated throughout

the year. Both treatment plants remove iron and manganese from the water supply by aeration, precipitation, and filtering of the water. Chlorine is also added to the water in the treatment process to enhance iron and manganese removal and to prevent bacteriological contaminations in the distribution network. Currently, water treatment capacity is considered sufficient for the City.

WASTEWATER COLLECTION SYSTEM

The collection system is comprised of over 26 miles of sanitary sewer pipe with diameters ranging from 6 inches up to 30 inches. All of the wastewater generated throughout the City flows to the main lift station located on the west side of Main Avenue, approximately 700 feet south of 3rd Street. There are two smaller satellite lift stations, one located on the south side of Tuxedo Park, and the other located in the Blue Acres subdivision. Both lift stations pump wastewater across the Big Blue River through force mains to the main collection system on the east side of the river.

The collection system west of the Big Blue River flows to the lift station located south of State Highway 33, and east of Jurena Avenue. As development continues in west Crete, consideration should be given to constructing a new force main from this satellite lift station south to the new wastewater treatment facility that is also to be constructed west of the Big Blue River. This would eliminate a river crossing, eliminate double pumping the wastewater (at the satellite lift station and the main lift station), and reduce flows to the east side collection system and main lift station. Extension of the existing sewer main on Arizona Avenue and undercrossing the railroad will be required to provide sewer service to the West Creek Subdivision located north of the railroad and State Highway No. 33, and west of the Big Blue River.

An existing 8-inch sewer main is suspended from the wood bridge crossing Walnut Creek on 22nd Street, west of Ivy Avenue. Potential plans of the City to replace this bridge with a reinforced box culvert would necessitate the construction of a new satellite lift station at this location, along with a new force main, to undercross the Creek should this occur.

As development continues in the eastern areas of the City, construction of new sewer mains and lift stations will be required. Flows from new development should generally be directed to the existing southeast interceptor sewer located on the south end of Iris Avenue near 4th Street, and to the existing sewer main that runs from Boswell Avenue to Ivy Avenue on approximately 21st Street, as extended east.

Existing sewer maps of the City are outdated and hydraulic information on the capacity of the sewer mains does not exist. To provide better planning for extension of sewer service to future areas, and identify the need for removal of hydraulic “bottlenecks” and future interceptor or relief sewers, updated and comprehensive sewer mapping should be initiated by the City. The comprehensive sewer mapping should include sewer manhole locations, pipe sizes, pipe slopes, and computed hydraulic capacity of all the existing sewer mains. Any future mapping should be GIS compatible.

WASTEWATER TREATMENT SYSTEM

The existing wastewater treatment system was originally constructed in 1974 and has been modified and expanded several times in 1990, 1996, and 2003. A number of the treatment units are in very poor condition and, due to recently imposed more stringent effluent limitations, the treatment facility needs to be replaced. The existing facility is located on the west side of Main Avenue, approximately ½ mile south of 3rd Street. The City is expected to begin construction on a new sequential batch reactor (SBR) activated sludge wastewater treatment system in 2015, with completion scheduled in 2016. The new facility is to be located on the west side of the Big Blue River, east of State Highway 103, in the SE ¼, of the NE ¼, Section 4, T7N, R4E. Wastewater flow currently averages 660,000 gallons per day. The planned new treatment facility is designed to handle an average flow of 970,000 gallons per day which allows for ample growth of the community. As part of the planned new treatment facility construction, the existing main lift station will be renovated and a new sewage force main will be constructed to transport wastewater flow under the Big Blue River to the new treatment plant site.

STORM SEWER.

The City of Crete has a separate storm water collection system. The City is not presently an MS-4 community for a separate municipal storm water collection system.

All storm water, whether by surface flow, natural drainage channels, or piped collection systems, discharges to the Big Blue River which is along the west edge of the City. The City has two major drainage basins. The Walnut Creek Basin, and the Big Blue River Basin. Walnut Creek Basin area does discharge into the Big Blue River near 21st Street, west of Oak Avenue. All of the storm water collection systems discharge to the Big Blue River. Refer to **Illustration 5.4** for the drainage basin areas.

The Walnut Creek Basin is typically everything north of the railroad, and the northeast area of Crete. The northeast area is typically east of Ivy Avenue and north of 17th Street. Walnut Creek enters Crete from the east and parallels the railroad from Boswell Avenue to Hawthorne Avenue. At Hawthorne Avenue, the creek heads northwesterly to Main Avenue, north of 24th Street. The creek then turns west southwest to where it connects with the Big Blue River near 21st Street. Storm sewer pipes have been constructed in the Walnut Creek basin to convey storm water to the creek. The two major storm sewers are the 48 inch storm sewer on 22nd Street, and the 24 inch storm sewer along 24th Street. Most of the area discharges directly to the creek with smaller collection lines.

DRAINAGE BASINS CRETE, NEBRASKA

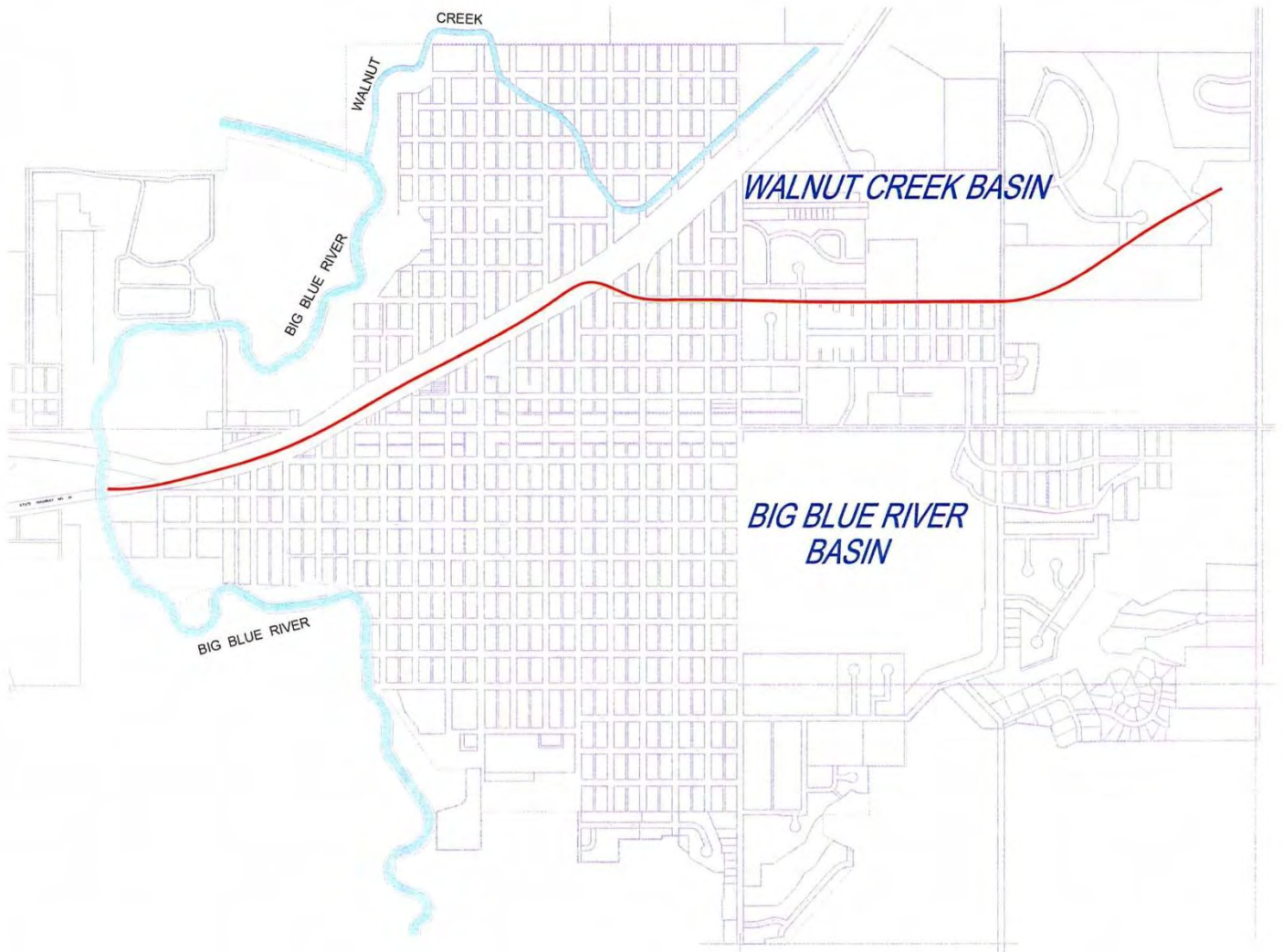


ILLUSTRATION 5.4

The creek area is normally dry due to the construction of upstream reservoirs northeast of Crete which controls and reduces the water flow through the City. There has not been any significant flood damage in the Walnut Creek Basin area since the construction of the reservoirs.

The major area of concern for the Walnut Creek Basin, is the cleaning and maintenance of the creek through the City. Walnut Creek winds through primarily residential areas from Hawthorne Avenue to Main Avenue. The City of Crete does not have authority to enter private property to maintain the creek. The City does maintain the creek where it crosses public roadways; however, the property owners are responsible for cleaning and maintaining the creek across their property. Due to jurisdiction and liability complications, the City will not pursue maintaining the creek on private property. If Walnut Creek would require a major cleaning and improvement through the City, the local Natural Resources District would need to be involved. In other communities, the NRD has worked with property owners to provide projects that would clean trees and debris from creeks and drainage channels. Work could also include straightening and realignment of the creek to increase the flow through the City. This would be a large undertaking requiring cooperation from all property owners, including granting of easements and restrictions for future developments on private property adjacent to the creek. The NRD may also be able to help provide funding for some of the improvements.

The Big Blue River Basin is primarily all areas south of the railroad and south of 16th Street east of Ivy Avenue. The area is divided into smaller sub-basins which all drain to the west and southwest towards the river. The City does not have a complete storm sewer map which provides the location and sizes of buried storm sewer pipes. Two of the largest and main conduits are probably close to 100 years old and were installed by hand. Storm water flows to the river by either having pipes directly discharge to the river, or flows to the natural drainage slough located along the south side of the City from Boswell Avenue to Main Avenue, which flows to the river. Following are the principal drainage systems for the Big Blue River Basin, the drainage systems are shown in **Illustration 5.5**.

1. Sixty-inch terra cotta storm sewer along Kingwood Avenue, from the south edge of the City to 14th Street. The terra cotta is hand laid tiles which were constructed to form a pipe. The weight of the soil works to hold the tiles in place. This type of construction is quite extraordinary and rare for the state. The system has held up very well, which is a tribute to the craftsmanship of the people that built the system. Some small parts of the terra cotta have been replaced due to development and concerns of strength and integrity. The last area known to have a section replaced is between 10th and 11th Streets, when the Elementary School was expanded and a portion of the building constructed over the system. This system is probably over 100 years old.

EXISTING PRIMARY STORM SEWER LOCATIONS CRETE, NEBRASKA

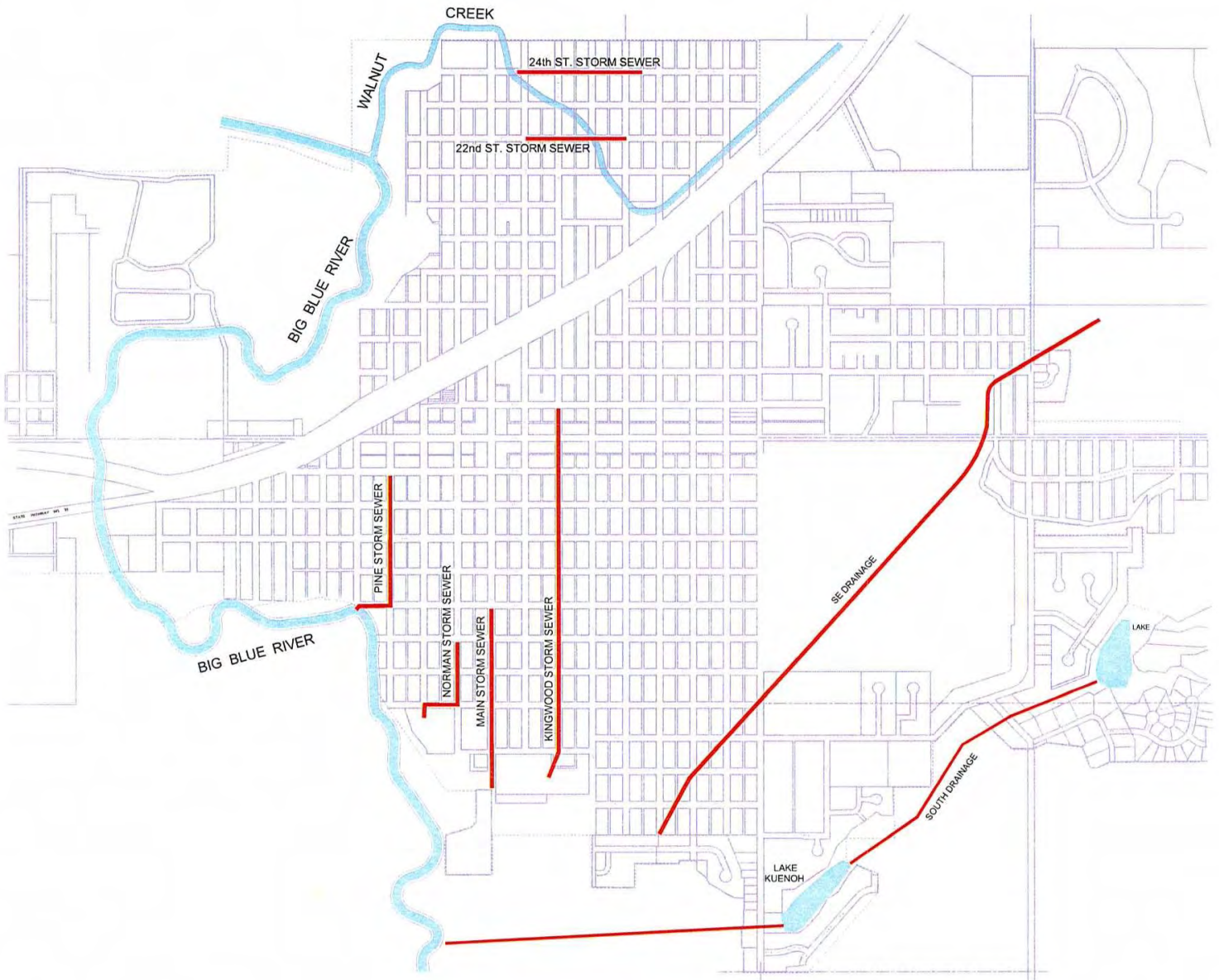


ILLUSTRATION 5.5

2. A storm sewer along 8th Street from the river to Pine Avenue, then north along Pine Avenue to 13th Street. This section is a limestone box that was constructed with a dirt floor. The section from 8th Street and Pine Avenue, west to the river was replaced with a 60-inch RCP storm sewer as part of a paving project. This storm sewer is also believed to be close to 100 years old. There have not been any known problems with the box due to age or deterioration.
3. Southeast drainage composed of short segment of storm sewer pipes with open natural drainage channels. This area is from 13th Street and Hickory Avenue, and winds southwesterly through Doane College to 5th Street and Boswell Avenue; then southwesterly to Wildwood Park and to the south City limits. There are ponds to control runoff northeast of Iris and 13th, on the north side of 13th Street, and several located throughout the college.
4. South drainage area which is composed of mostly open channel flow and storage ponds. The area begins east of the City with the Lothrop reservoir, then west to Lake Kuenoh. From Lake Kuenoh the water follows the natural drainage west of Boswell Avenue to the river.
5. Main Avenue storm sewer from 2nd Street to 8th Street. This is a new system that was constructed with the South Main Avenue paving project. The system ranges from 30-inch RCP to 18-inch RCP at 8th Street.
6. 5th Street and Norman Avenue system. Storm sewer pipes are along 5th Street from Oak to Norman, and then north along Norman Avenue to 7th Street. The pipes range from 42-inch RCP to 24-inch RCP.

DRAINAGE PROBLEMS

The City presently has two areas of concern regarding storm water damage and flooding. These areas have storm sewer pipes which are not large enough to handle the storm water runoff due to increased development upstream of the problem areas. The systems which were constructed over 50 years ago were not adequately sized for the larger areas contributing more runoff due to development. Following are the two areas of concern as shown on **Illustration 5.6**.

STORM DRAINAGE PROBLEM AREAS CRETE, NEBRASKA

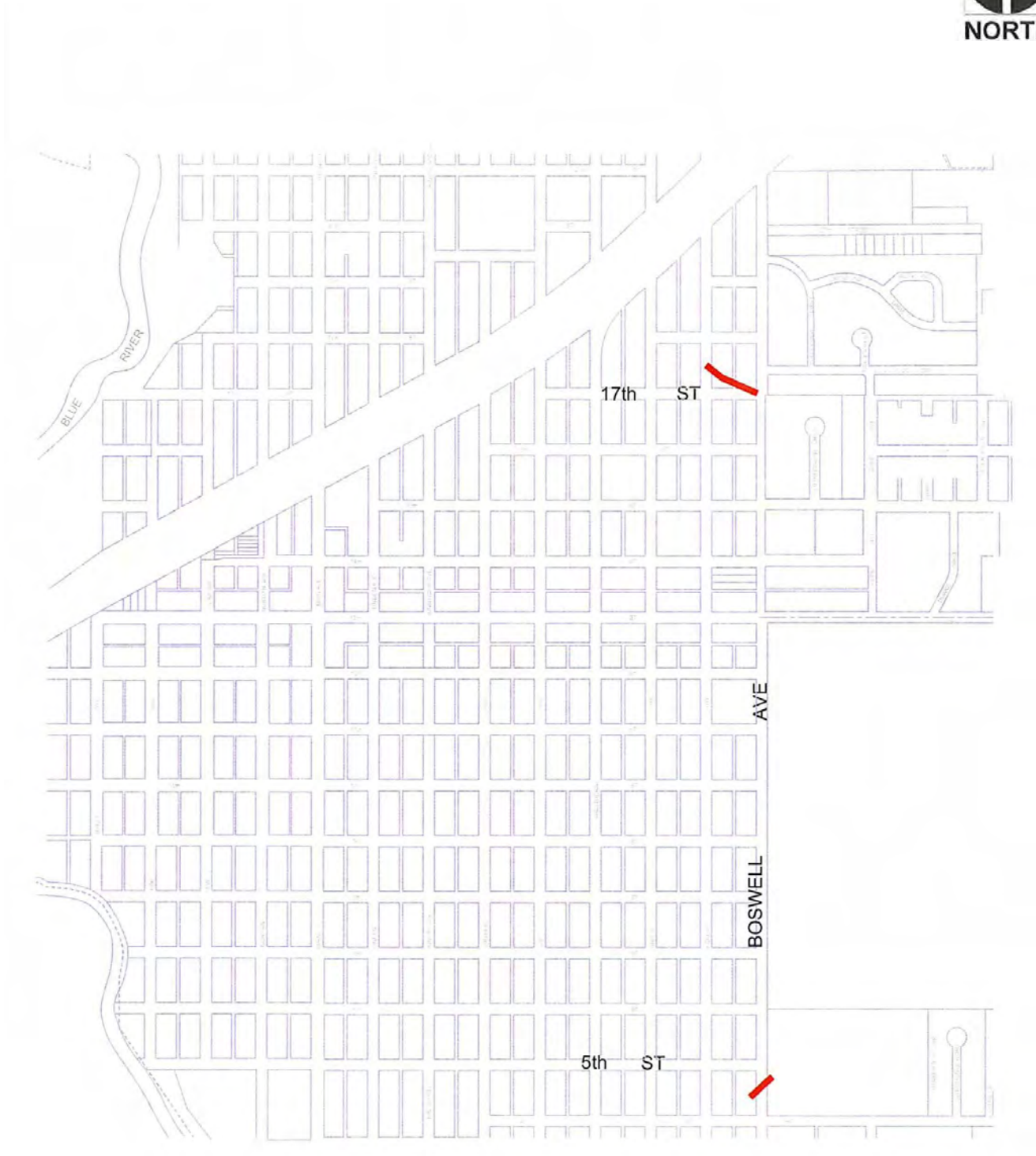


ILLUSTRATION 5.6

Forest Avenue between 17th and 18th Streets – This area drains to the Walnut Creek Basin. The flooding problems at the Forest Avenue area are caused by the storm sewer system being under capacity to handle the storm runoff from development that has occurred over the years. Storm water enters a piped storm water system at Boswell Avenue and 17th Street. The storm water exits the pipe system a half block west of Boswell Avenue and surface flows to a storm sewer pipe midblock between 17th and 18th Street. During heavy rains, the water slows down and spreads out when flowing on the surfacing causing localized flooding. Constructing storm sewer to connect the two sections of the system should be considered as part of future plans. The construction of detention ponds east of the pipe entrance would reduce the amount of flow that would enter the area. The detention ponds would store the runoff and release the water at a slower rate over a longer period of time.

5th Street and Boswell Avenue - The storm sewer at 5th Street and Boswell Avenue is also under capacity for the storm water during large rain events. The storm water enters the storm sewer at Boswell Avenue and heads approximately ½ block southwesterly. The pipe ends at Wildwood Park where the water is allowed to spread into the park before entering storm sewer pipes at the southwest corner of the park. The structure on Boswell Avenue cannot handle the flow. The water overtops the road and causes downstream flooding. Detention ponds should be constructed upstream east of Boswell Avenue to minimize downstream flooding. The detention ponds would store the runoff and release the water at a slower rate over a longer period of time.

FUTURE CONSIDERATIONS

The City of Crete has storm sewer systems which are at capacity due to growth of the City and no restrictions in past years on new development limiting the amount of runoff. Storm sewer systems constructed over 50 years ago were not sized to handle the large areas that have been developed over the years.

The City of Crete cannot feasibly increase the capacity of the older systems due to the large expense of replacing streets, and reconstructing the utility lines in the area. The areas are highly developed with few open areas that can be used for construction. Purchasing of residences and buildings to construct larger runoff systems is not cost beneficial. There is also little room left to increase storm sewer pipe sizes due to sharing space with other utilities such as water lines, sanitary sewer lines, gas lines, communication lines, and other buried lines and pipes which all tend to occupy the same area.

There are options for the City of Crete to help reduce the amount of runoff that can enter the storm water collection system.

- New development should be designed to not increase the amount of runoff that existed prior to construction.
- Provide storm water detention basins upstream of the problem areas to control the amount of runoff entering the system.

The City of Crete now requires that large developments incorporate storm water runoff as part of the design. The City of Crete needs to expand this requirement to include all development other than single family residential in already developed areas. New subdivisions, business, commercial, multi-family, schools, and industrial development must all include limiting the amount of storm water runoff to the same that existed prior to development. For smaller projects, parking lots can be used to detain water and limit the water outflow to the same flow rate prior to development. Larger projects will need to use detention and sedimentation basins to manage the storm water runoff. When Crete becomes an MS-4 community, more emphasis will need to be placed on sedimentation ponds and other means of separators to prevent pollutants from paved areas entering the streams and rivers. New storm sewer systems and on-site drainage should be designed for 10-year storm events for a 1-hour duration.

The City of Crete should have the storm sewer system mapped. The City does not presently have a complete storm sewer system map and should have one that can be incorporated into a future GIS mapping system.

TRANSPORTATION.

The transportation includes the City streets, trails, sidewalks, railway, and mass transit. Streets are only one component of a city transportation plan. Non-vehicular modes of transportation for pedestrians and bicycles need to be evaluated and discussed. The City has aggressively utilized federal funding opportunities to reconstruct major arterial streets, leveraging millions of dollars for transportation improvements.

STREETS

The existing street network is shown in **Illustration 5.7**. The roadway classification map is from the NDOR, and the City of Crete, which is used in the City's 1&6 year planning. The classifications describe and designate the roadway according to traffic volume, speed, and level of access provided to adjacent property. The existing functional classifications include Principal Arterials, Minor Arterials, Collectors, and Local Streets. The classifications and functions are shown below.

- Principal Arterials – Streets and roadways for large volumes of higher speed through traffic.
- Minor Arterials – Streets and roadways to move traffic to Principal Arterials.
- Collectors – Streets to move traffic from local streets to Arterials.
- Local – Streets that have low volume traffic that provide access from adjacent properties to Collectors and Arterials.

The streets are primarily in a grid network, with lower functioning streets connecting to the higher volume streets. The Principal Arterials in Crete are Nebraska Highways 33 and 103. This has the highest volume of traffic that is moved through the City.

Minor Arterials are divided into North/South, and East/West segments. The North/South segments are Main Avenue, Boswell Avenue, and Iris Avenue. The East/West segments are East 13th Street, 9th Street, 5th Street, and East 4th Street.

Collector Streets are North Main Avenue, North Hawthorne Avenue, South Boswell Avenue, 24th Street, and Road 2400 between Highway 33 and East 29th Street.

The City of Crete does not have a street condition study. This type of study would be beneficial in planning and prioritizing street projects. The following tables list the present street condition for arterials and collectors.

EXISTING FUNCTIONAL CLASSIFICATION OF ROADWAYS CRETE, NEBRASKA

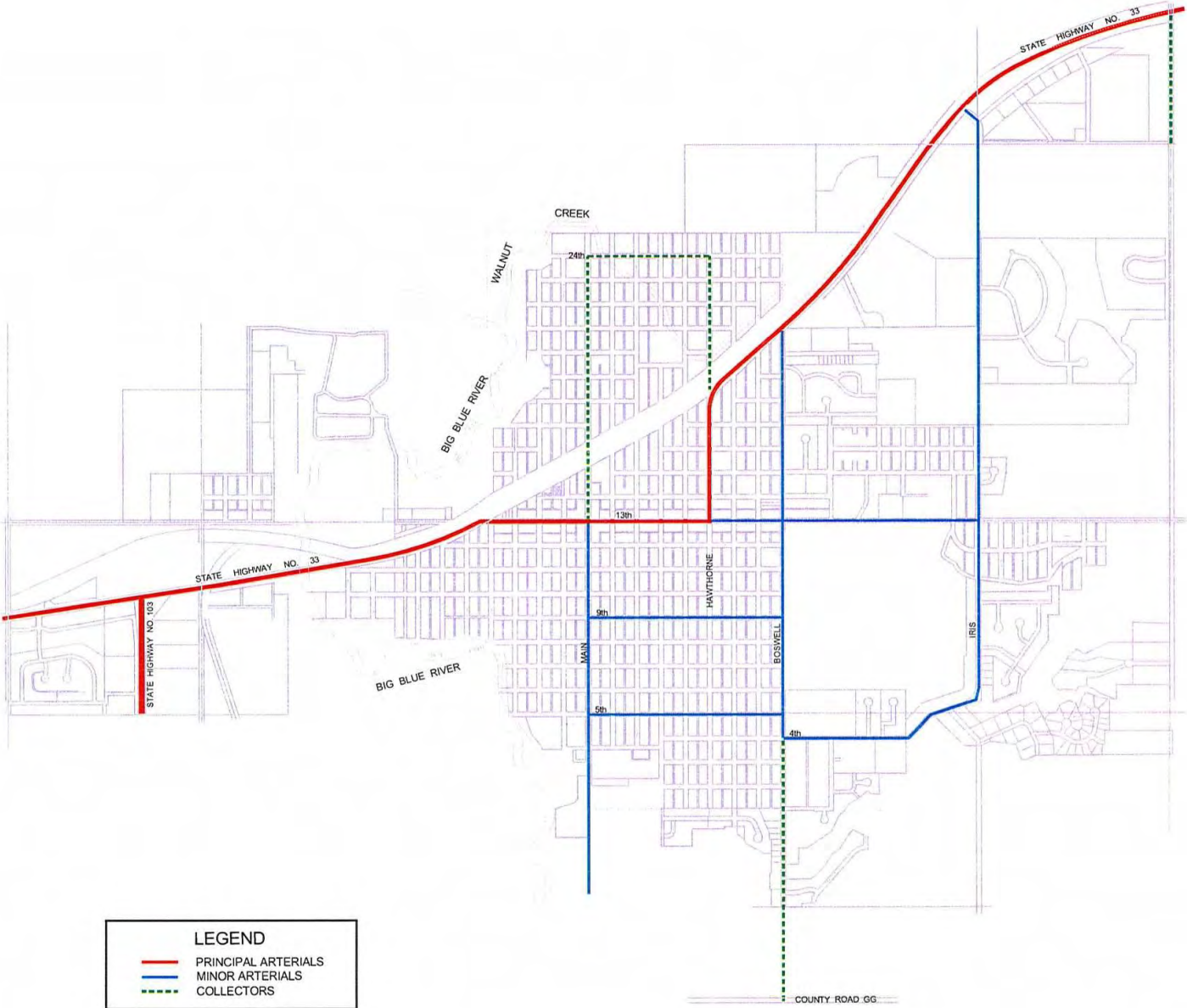


ILLUSTRATION 5.7

**TABLE 5.1
PRINCIPAL ARTERIAL ROAD CONDITIONS
CRETE, NEBRASKA
2014**

| <u>Street</u> | <u>Condition</u> |
|--------------------------------------|------------------|
| Highway 33/103 to West Edge Friskies | Fair |
| West Edge Friskies to Pine Avenue | Good |
| Pine Avenue to West Corporate limits | Fair |

**TABLE 5.2
MINOR ARTERIAL ROAD CONDITIONS
CRETE, NEBRASKA
2014**

| <u>Street</u> | <u>Condition</u> |
|--|------------------|
| South Main Avenue | Good |
| Boswell Avenue | Fair |
| North Iris Avenue | Good |
| South Iris Avenue | Fair |
| East 13 th Street to Hawthorne Avenue | Good |
| East 13 th Street to Iris Avenue East | Good |
| West 13 th Sycamore to Tuxedo Park | Good |
| West 13 th Tuxedo Park to West Corporate limits | Fair |
| 9th Street | Fair |
| 5th Street | Fair |
| 4th Street | Fair |

**TABLE 5.3
COLLECTOR ROAD CONDITIONS
CRETE, NEBRASKA
2014**

| <u>Street</u> | <u>Condition</u> |
|------------------------|------------------|
| North Main Avenue | Fair |
| South Boswell Avenue | Fair |
| North Hawthorne Avenue | Good |
| 24th Street | Good |

Local roads vary from poor to good condition. The City has provided thin asphalt overlays on local streets which are 30 plus years old. These streets are in poor condition and need to be repaired. The City is doing an experimental program to mill off the old asphalt and provide new thin overlays. These projects are being constructed on local streets and minor arterials to determine if the method is a viable alternative to total street replacement. Streets that are part of the program are 14th Street from Main Avenue to Hawthorne Avenue; East 4th Street; and Boswell Avenue from 13th to 16th Streets.

SAFETY AND ACCIDENT

The City had a transportation study completed in 2006 with funding from the NDOR. The study used modeling with traffic counts and accident rates. The study and statistics showed that the highest crash rates were at Principal and Minor arterials. These segments have the highest traffic volumes which have the greatest potential for accidents. Following is the table from the 2006 study with the intersections and road segments with high crash rates.

**TABLE 5.4
INTERSECTION & ROADWAY SEGMENTS
CRETE, NEBRASKA
2014**

| <u>Intersections</u> | <u>Roadway Segments</u> |
|--------------------------------|---|
| 12th Street and Hawthorne | Main Avenue - 12th to 13th Streets |
| 13th Street and Boswell Avenue | 12th Street - Sycamore to Main Avenues |
| 15th Street and Boswell Avenue | Main Avenue - 13th to 24th Streets |
| 9th Street and Bowell Avenue | 5th Street - Main to Boswell Avenues |
| 13th Street and Main Avenue | Hawthorne Avenue - Hwy. 33 to 24th Street |
| 13th Street and Linden Avenue | Iris Avenue - 4th to 13th Streets |

The table provides the information that signalization and signing do not prevent accidents. There are many factors as to cause, including driver error, as well as roadway design. There were several recommendations to improve safety at accident locations including:

- Remove sight distance restrictions such as trees and parked vehicles.
- Signal timing and phasing.
- Vehicle clearance intervals at signalized intersections.
- Convert angle parking to parallel parking in business district.
- Removal of on-street parking
- Traffic calming features.
- Speed enforcement.

Implementing the suggestions can be difficult and very political in developed areas. For new developments the recommendations should be considered during design. The City has implemented many of the recommendations on recent reconstruction projects in developed areas and should continue to consider these on future projects.

The City should also consider proven alternative intersection design concepts on major streets. These concepts have reduced accidents; allowed smoother and more efficient traffic flow; provided traffic calming by reducing wait times; and allowed better turning movements for trucks and cars reducing damage to streets and property.

FUTURE DESIGN STANDARDS

The City should require minimum design standards on all new construction, including streets that are reconstructed in developed areas. Following is a table showing recommended design minimum standards:

**TABLE 5.5
FUTURE DESIGN STANDARDS
CRETE, NEBRASKA
2039**

| <u>Road Classification</u> | <u>Row</u> | <u>Pavement Width</u> | <u>Concrete Thickness</u> | <u>Lanes</u> | <u>Parking</u> |
|-----------------------------------|-------------------|------------------------------|----------------------------------|---------------------|-----------------------|
| Principal Arterial | 100 | 41-60 | 9 | 3-5 | No |
| Minor Arterial | 80 | 41 | 8 | 3 | No |
| Collector | 80 | 41 | 8 | 3 | No |
| Local | 60 | 32 | 6 | 2 | Yes |

The City also needs to determine what can and cannot be located in street right-of-ways. The street right-of-ways serve many needs of the community besides the paved street. Utility lines, sidewalks and trails all occupy right of way and need to be installed per City requirements. Requirements need to include the following:

- Type of materials allowed for utilities, public or private.
- Depth and location of any utility.
- Easements and agreements with City for non-city utility.
- Width and thickness of sidewalks.
- ADA compliance.
- Sprinkler lines.
- Trees and plantings.

FUTURE ROADWAY CLASSIFICATION MAP

The recommended future roadway classification map is shown in **Illustration 5.8**.

Several changes were suggested in the 2006 study and are still valid.

A future southern bypass is shown on the future plan. The southern bypass is to move traffic more efficiently around the City to the industries located south of Crete. The route includes extending County Road GG to County Road 2400.

RECOMMENDED FUTURE FUNCTIONAL CLASSIFICATIONS CRETE, NEBRASKA

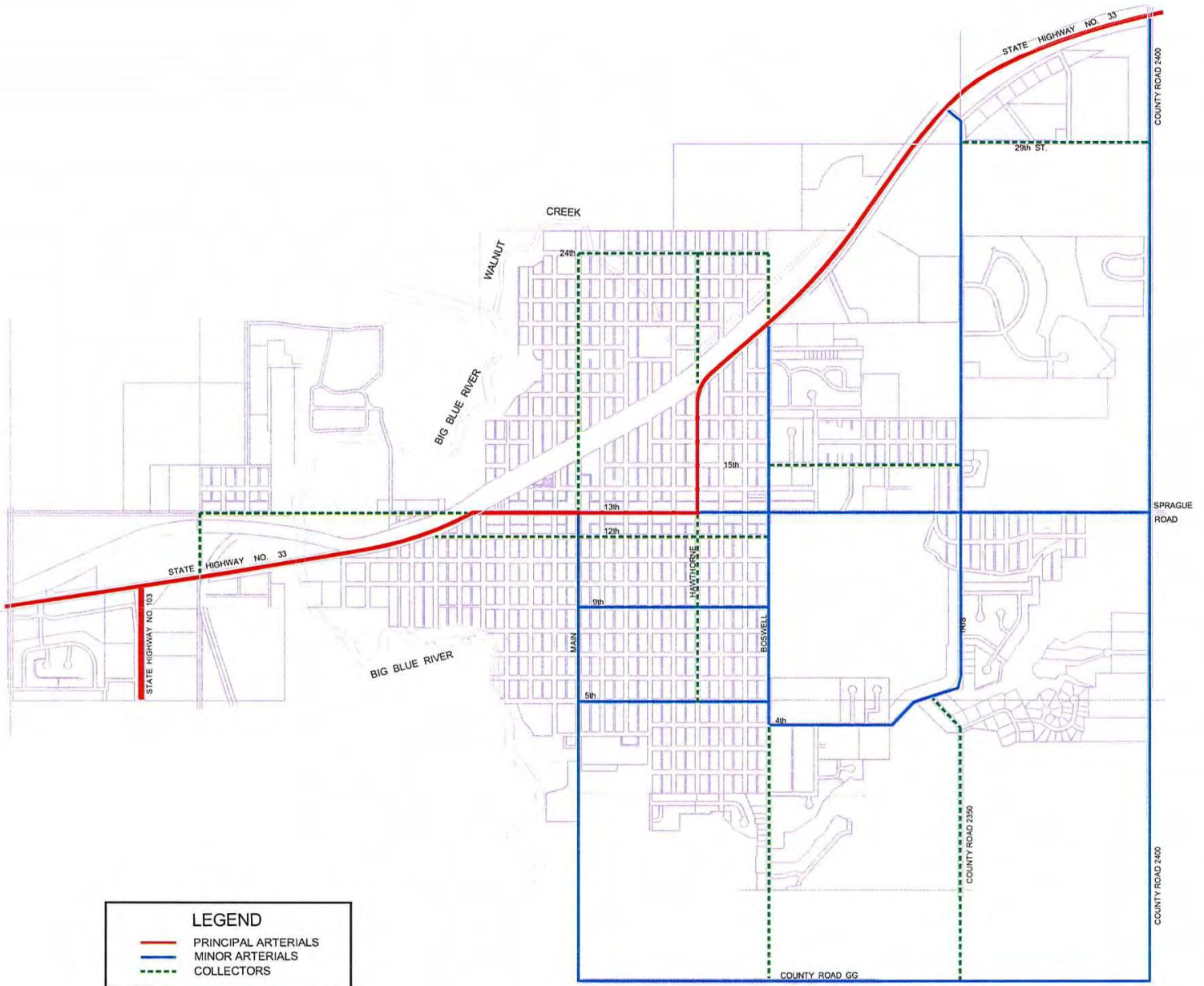


ILLUSTRATION 5.8

The changes to the classification map include:

- 15th Street, Boswell Avenue to Iris Avenue – Collector
- 12th Street, Boswell Avenue to west Highway 33 – Collector
- Hawthorne Avenue, 5th Street to 13th Street – Collector
- W. 13th Street, Highway 33/103 to Arizona Avenue – Collector
- 24th Street, Hawthorne Avenue to Boswell Avenue– Collector
- Boswell Avenue, Highway 33/103 to 24th Street – Collector
- East 29th Street, Iris Avenue to Road 2400 – Collector
- Road 2400, Highway 33 to County Road GG extended – Minor Arterial
- County Road GG, Main Avenue to Road 2400 – Minor Arterial
- East 13th Street, from City Limits to Road 2400 – Minor Arterial

BRIDGES

The bridges located within the City vary from good condition to poor. The following table shows the bridges and their current condition.

| TABLE 5.6 BRIDGE LOCATIONS & CONDITIONS CRETE, NEBRASKA 2014 | |
|---|------------------|
| | CONDITION |
| North Main Avenue | Good |
| 24th Street | Good |
| 22nd Street | Poor |
| West 13th Street | Poor |
| Tuxedo Park | Poor |
| West Highway 33/103 | Good |

The west 13th Street Bridge over the Big Blue River has been designed and is to be constructed in the near future. The new bridge will include a walkway for pedestrian and bicycle traffic. The Tuxedo Park bridge is a one lane bridge with walkway. When the Tuxedo Park bridge is replaced, it should include two lanes of traffic as well as a walkway to accommodate pedestrians and bicycles.

The 22nd Street bridge is a wooden structure with low weight limits. This bridge should be replaced in the near future. It is recommended that the structure be replaced with a box culvert structure. The City has replaced old wooden bridges in the past with culverts, which is a cost efficient practice on smaller structures. Wider roadways and sidewalks can easily be constructed along with the culvert structure. The bridge locations are shown in **Illustration 5.9.**

RECOMMENDED STREET IMPROVEMENTS

It is recommended that the City use the proposed future roadway classifications and minimum design standards for all new development. It is important that when development occurs, the dedicated streets be wide enough to allow for the design of the future classification.

The City yearly adopts a 1&6 street plan which is developed by the City staff and planning commission, prior to adoption by the City Council. The plan is kept up to date and is responsive to development and street condition problems as they occur. Individual road projects for this plan are not presented. For proposed projects reference the current 1&6 year plan.

The City should continue to replace gravel streets with concrete pavement meeting the minimum standards for the road classification. Paved streets require less maintenance and provide a safer surface than gravel.

The City has started an experimental program to repair streets with thin coat asphalt overlays. This is a cost efficient means to extend the life of concrete paved streets without costly total reconstruction. The City should continue the program on local streets where practical.

The City should consider redesigning existing intersections with alternative solutions. Traffic calming intersection designs can increase traffic flow and reduce accidents.

SIDEWALKS

The City of Crete has a Sidewalk Master Plan which was developed in 2006. The Sidewalk Master Plan is a comprehensive, City-wide sidewalk network. Sidewalks are recommended along all roadways with a high priority on principal arterials, minor arterials, and collector roads. Sidewalks are an essential component of the City infrastructure which promotes the overall health, safety and general welfare of the community.

The Sidewalk Master Plan recommended a unified sidewalk system that provides linkages to major city/civic destinations. Destinations include: Tuxedo Park; Downtown center including the civic center and City offices; Wildwood Park Swimming Pool; Public Schools, elementary, middle and high school; Doane College; and the Crete Area Medical Center.

BRIDGE LOCATIONS CRETE, NEBRASKA

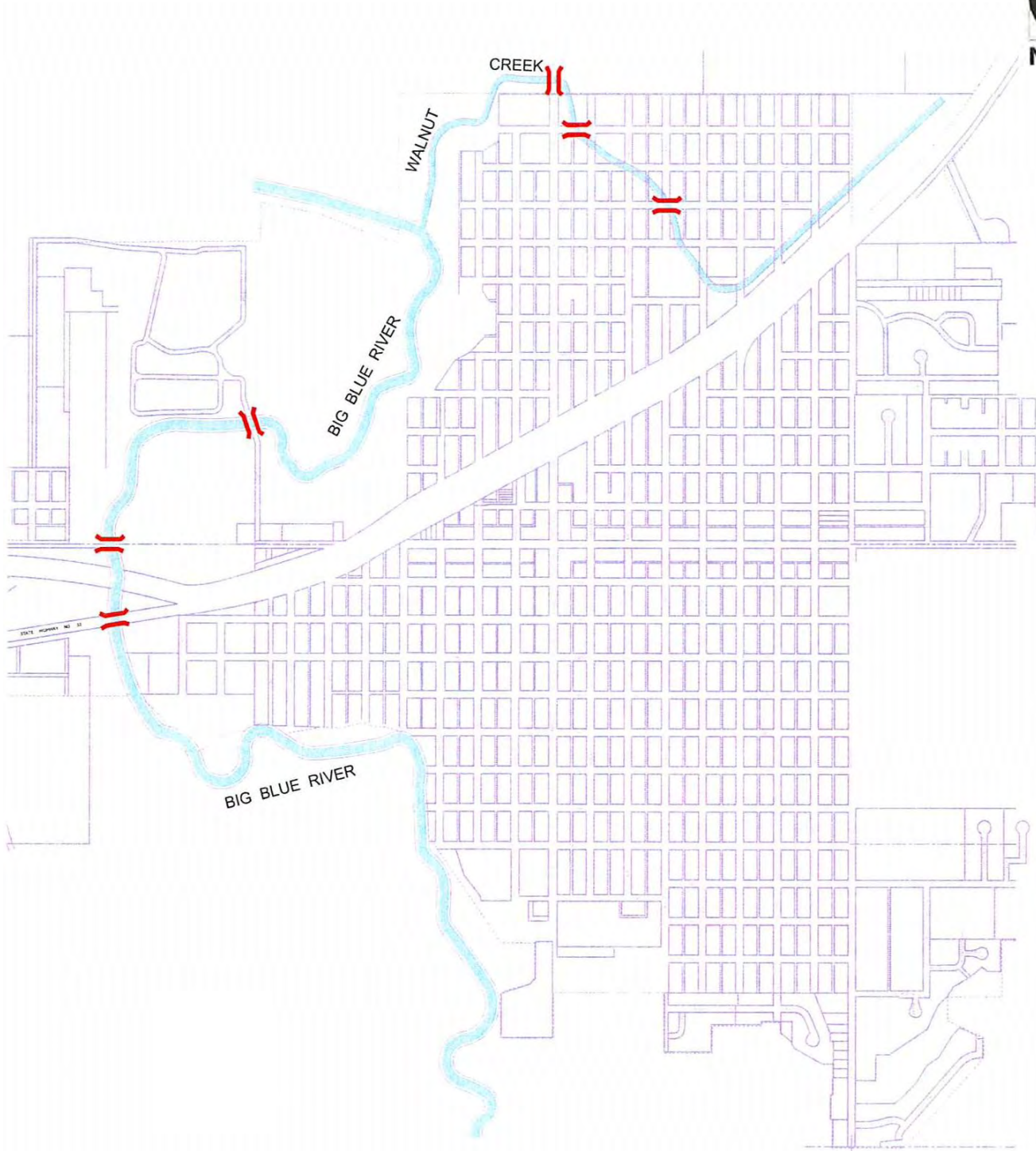


ILLUSTRATION 5.9

The Sidewalk Master Plan recommended short term, mid-term, and long term solutions. Just a short summary of those solutions are provided in this plan. For more complete information refer to the Sidewalk Master Plan 2006.

Recommendations:

- All new residential, commercial, and industrial developments shall be required to install sidewalks along the length of the property. Final Occupancy Permit should not be issued until sidewalks have been constructed. The City has required sidewalk construction on new development and should continue this process.
- Require sidewalks to be constructed on renovations, expansions, or additions. If any improvements, enhancements, renovations, or upgrades to a structure is >25% of the assessed value, and if that property does not have sidewalks, then the owner shall be required to construct sidewalks.
- Require sidewalks to be constructed on new street projects where sidewalks do not exist. If new streets are constructed, property owners along the street project shall be required to construct walks along the length of their property. Sidewalks could be constructed by the property owner within a set period of time, or be constructed as part of the street project.

The sidewalk improvements recommended in the Sidewalk Master Plan are shown on **Illustration 5.10**.

The lack of sidewalks poses a large monetary liability to the City of Crete. The lack of sidewalks is a significant threat to the health, safety, and general welfare of residents. The Sidewalk Master Plan provides a comprehensive sidewalk system that will provide Crete pedestrians a safe and convenient mode of travel throughout the community.

TRAIL SYSTEM

The Master Sidewalk Plan recommended connections to a perimeter trail system to make pedestrian travel in and around Crete safer and more enjoyable. The perimeter trail was named the Greenway Trail and is shown in **Illustration 5.11**.

The trail is to circle the entire city, connecting parks, schools, Doane College, and the Crete Area Medical Center. A greenway is a linear park that includes pathways that accepts foot traffic and bicycles. The Greenway Trail would be used for walking, jogging, biking, or rollerblading. Key intersection points are proposed along the trail to allow residents the ability to easily access the trail.

RECOMMENDED SIDEWALK IMPROVEMENTS CRETE, NEBRASKA

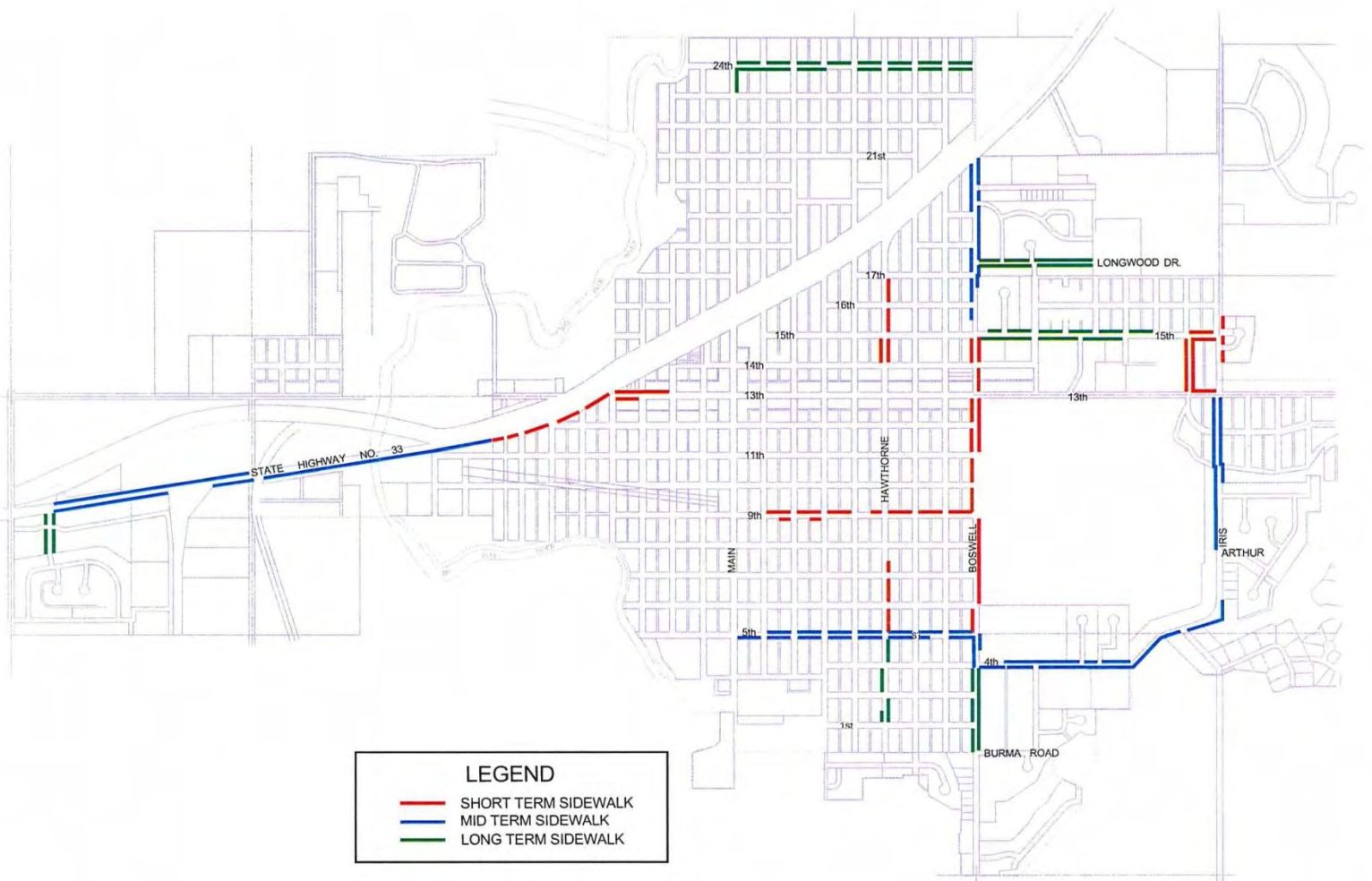
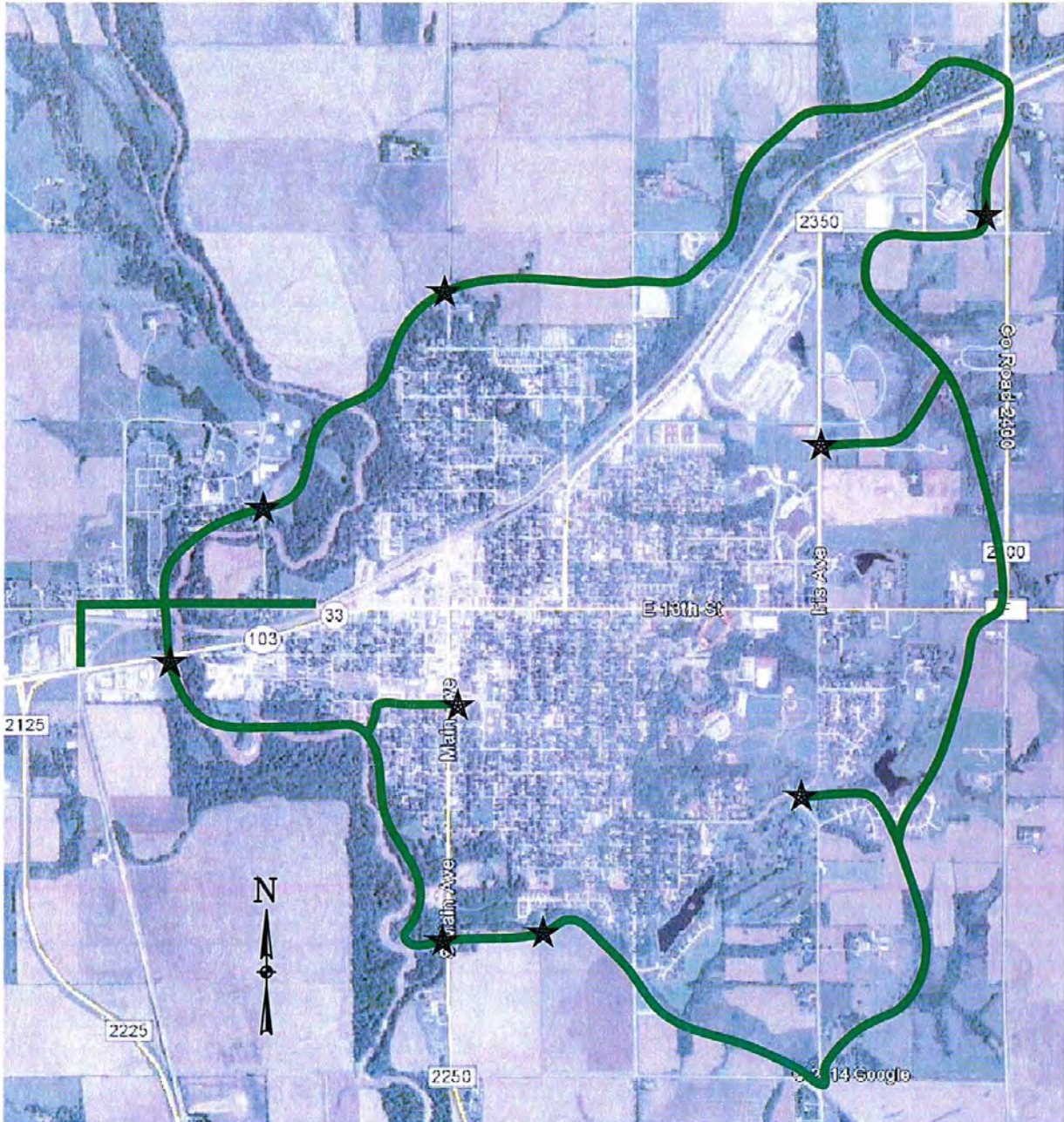


ILLUSTRATION 5.10

PROPOSED GREENWAY TRAIL CRETE, NEBRASKA



— GREENWAY TRAIL ★ TRAILHEAD

ILLUSTRATION 5.11

Following are the key trail/sidewalk intersection points recommended:

- South Downtown/ Main Street
- South Main Street and Proposed Southern City Park
- Boswell Avenue and County Road GG
- Southeast Corner of Doane College
- Southeast Corner of Crete High School
- Crete Area Medical Center
- North Main Street and 24th Street
- Tuxedo Park
- Highway #103 and Arizona Avenue

The development of a trail system will add recreational features, as well as provide a safer environment for pedestrian transportation in and around Crete.

MASS TRANSIT

There is presently no passenger train service or commercial bus service for the City of Crete. The only means of public transit available are the Saline County Area Transit (SCAT) that provides service for the City of Crete and other communities in the county. The service is available to the general public, but the majority of users are the elderly and the disabled.

SCAT has a local daily route. Users can call SCAT at any time, but advanced notice is recommended. SCAT presently has one mini-van with ramp meeting ADA requirements, and one full-sized, 12 passenger van.

The resources and equipment of SCAT has decreased over the last several years. The number of vehicles has decreased from five to two over the last eight years.

It is important that SCAT continue to maintain their current level of service and try to expand if additional resources become available. It is recommended that the City of Crete, the County, and neighboring communities work together along with the NDOR to improve the level of service.

ACCESS MANAGEMENT

Access management is the management of street routes and access along streets. Access management is the location, spacing, and design of roadways, as well as the means of access to those roadways. The following recommendations are for new development and should also be utilized on existing roadways when improvements and upgrades are constructed.

STREET SPACING

Major Arterial - Future arterial streets should be planned at 1-mile intervals. Arterial Streets should be 2-lane or 4-lane roads designed for controlled access with no private drives connecting to the roadway. A center median should be provided for 4-lane roadways. Connector streets should only be allowed every ½ mile. Major arterials should have dedicated left-hand turn lanes at every cross street connection, and dedicated left-hand and right-hand turn lanes at a major arterial street connection.

Collector Street – Collector streets should be planned at every ¼ mile. Collector streets should be designed for 3 lanes with a center turn lane. Driveways can be allowed to connect to a collector street; however, no driveway shall be within 150 feet of an intersection. Collector streets allow limited access for businesses. Residential drives should not be located on collector streets.

DRIVEWAYS

Driveways and their connection to the street system is a key access management criteria. The location of driveways affect the safety and traffic flow of all roadways. These recommendations will allow for safer and more efficient traffic flow.

- Driveways should not be allowed to connect to any arterial roadway.
- Driveways should be limited on collector streets and consolidated wherever possible. Consolidated driveways can be accomplished by the use of a frontage road to connect multiple driveways.
- Driveways or access to large businesses or industries that have high traffic volumes may require signalization. Traffic signals should be located to comply with traffic signal spacing requirements to maintain traffic flow.

TRAFFIC SIGNALS

Future traffic signals on major arterials should be planned at ½ mile intervals. Minor arterial traffic signal spacing should be at ¼ mile intervals. City standards should be applied for all other traffic signal locations.

RAILROAD

The Burlington Northern Santa Fe (BNSF) railroad runs through the City. The railroad is on the north side of Highway #33. The railroad runs from the north side of the intersection of Highways 33 and 103, southwesterly to 12th Street and Unona Avenue, where it then runs west parallel with Highway 33. Presently there are about 20 trains per day on a single main track through the City. The projected increase for 2030 is for 70 trains per day.

Presently there are 11 at grade crossings in the City. The traffic control at each grade crossing is shown in Table 5.7. Grade crossing locations are shown on **Illustration 5.12.**

**TABLE 5.7
GRADE CROSSING TRAFFIC CONTROL
CRETE, NEBRASKA
2014**

| <u>Location</u> | <u>Stop Sign</u> | <u>Cross Buck</u> | <u>Flashing Lights</u> | <u>Gates</u> | <u>No. Of Tracks</u> | <u>Advance Signing</u> | <u>Pavement Markings</u> |
|--------------------|------------------|-------------------|------------------------|--------------|----------------------|------------------------|--------------------------|
| Highway 103 | | X | X | X | 1 | X | X |
| Private Drive | X | X | | | 1 | | |
| Boswell Ave. | | X | X | X | 1 | X | X South Only |
| Hawthorne Ave. | | X | X | X | 1 | X | X South Only |
| Main Ave. | | X | X | X | 5 | X | X |
| 13th Street | | X | X | X | 4 | X | X |
| Redi-Mix Spur | | X | | | 1 | X | X |
| Highway 33 | | X | X | | 1 | X | X |
| Arizona Ave. | X | X | | | 1 | X | |
| County Rd. 2200 | | X | X | X | 1 | X | |

The current exposure index for at-grade crossings is determined by the number of trains per day and the annual daily traffic. The present index is well below the Federal Highway Administration recommendations for highway/railroad grade separations, and will remain below for several years. As the population of Crete increases, vehicular volumes will also increase, resulting in more crossing delays for vehicles and pedestrians.

RAILROAD CROSSING LOCATIONS CRETE, NEBRASKA

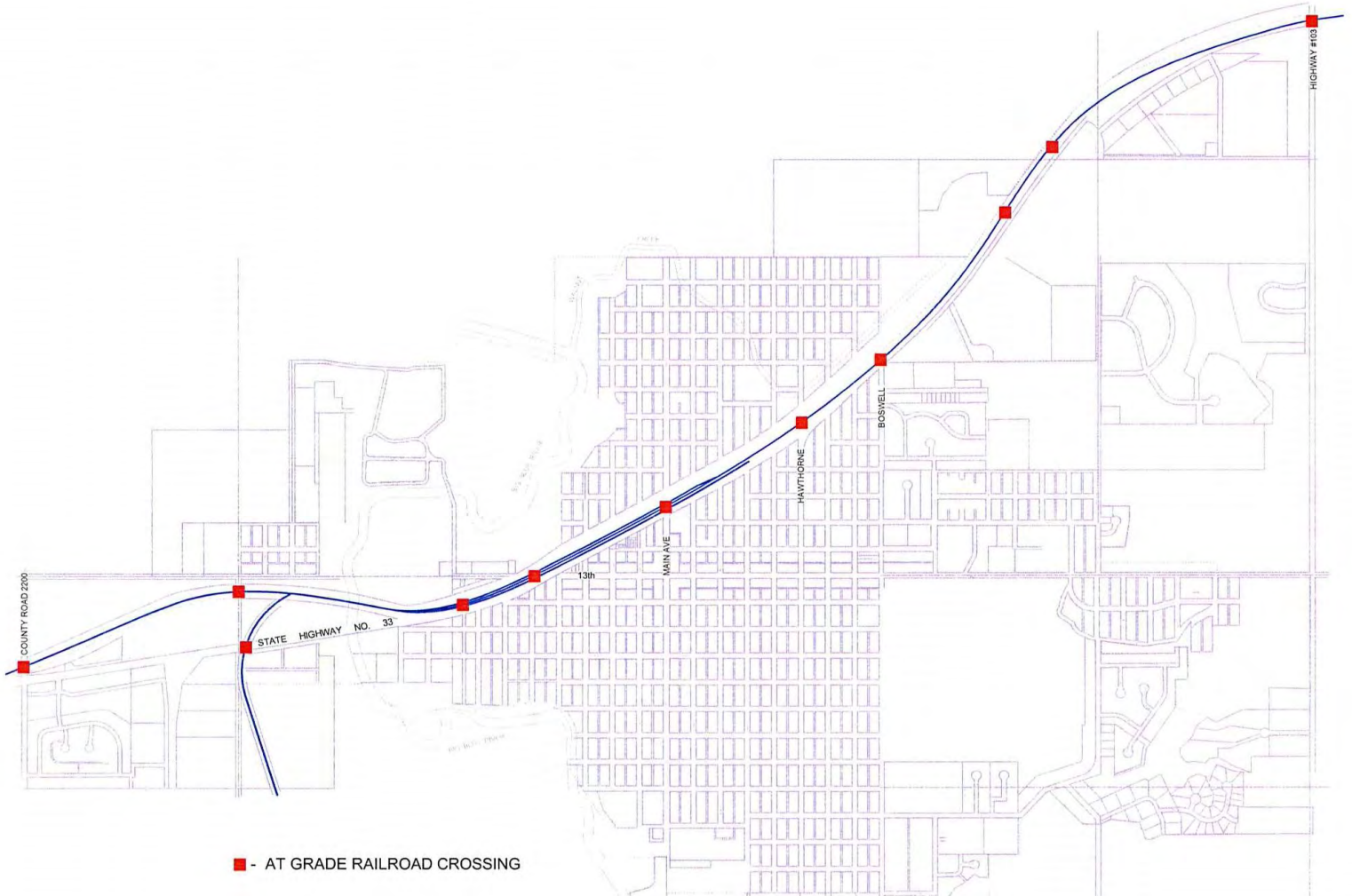


ILLUSTRATION 5.12

More frequent and longer trains will reduce the reliability for police, fire, and ambulance response to areas of the City. Railroad crossing improvements should consider reducing train-vehicle delays by the following:

- Removal of non-essential at grade crossings.
- Installation of active warning devices (lights, bells, gates, etc.) at grade crossings that do not have warning devices.
- Viaduct or other grade separation structure at Main Avenue to provide improved response times to the northern areas of the City cut off by the railroad.
- Use of intelligent transportation systems (IST) to provide real time information on location and speed of trains.

The City could be a candidate for a Quiet Zone Study. The City could benefit from a study. A study would help create a Rail Transportation District that could fund the improvements.

SECTION 6
ECONOMIC & COMMUNITY
DEVELOPMENT PROFILE &
PLAN.



SECTION 6 ECONOMIC & COMMUNITY DEVELOPMENT PROFILE & PLAN.



INTRODUCTION.

This **Section** addresses strategies, general procedures and concepts for an **Economic and Community Development Profile and Plan** for the **City of Crete**.

“**Economic Development**” addresses the topics of *business retention and development and public relations*. The large number of non-resident employees commuting to Crete alerts the Community leadership and local economic organizations to prepare and implement programs of housing development.

“**Community Development**” is a term that encompasses such varied activities as neighborhood redevelopment, urban design, public facility provisions, Downtown redevelopment and historic preservation. The underlying theme that unifies these activities is the conservation and reuse of existing built development and infrastructure.

EXISTING CONDITIONS.

The Community of Crete, the largest in Saline County, is located at the junction of Highways 33 and 103 in southeastern Nebraska. Nearby major thoroughfares include Interstate 80, 15 miles north, and Highway 77, a multilane expressway, 15 miles east of Crete. The City was platted and developed in the valley of the Big Blue River, which travels north to south through the Community. The City benefits from its location for storm water drainage, parks and open space. The Burlington Northern Santa Fe Railroad Corridor travels parallel and north of the Highway 33/103 Corridor, both of which travel through the center of the Community, including the Downtown.

Other identified needs include housing rehabilitation, the enhancement of Downtown Crete, the annexation of land in support of new residential development and the expansion of the street and roads system to improve accessibility within the Corporate Limits of the City.

Today, Crete is an attractive Nebraska community with a diversified economic base and growing population. The City also benefits from being located in close proximity to the City of Lincoln, Nebraska, for the provision of additional services and amenities.

The main campus of Doane College is located in Crete. The College enhances the ability of the Community to attract and retain a well-educated workforce. Crete possesses an economic advantage with a number of major industries and a high-rated public school system.

The Highway 33/103 Corridors provide connections from Crete to major interstate highways, such as Interstate 80, and nearby metropolitan areas including Lincoln, Omaha and beyond.

The City of Crete has a significant Hispanic population. The 2010 Census identified 35.7 percent, or 2,464 of the 6,960 residents as being of Hispanic origin. This represented an increase from 2000, where only 13.5 percent, or 814 of the 6,028 residents were of Hispanic origin.

The City of Crete is recognized as having an agriculturally-based economy, while being supported by manufacturing and a major college. The Community is home to several large employers, including Nestlè Purina Pet Care Company, Bunge Milling, Crete Area Medical Center, Douglas Manufacturing, Farmland Foods and Doane College. These major employers contribute to the Community's low median age of 27.7 years, as per the 2010 Census.

Maintaining and developing a variety of businesses and industries, in conjunction with residential growth, will ensure the Community's existence and vibrancy well into the future. With a progressive stance, the City of Crete will be able to prosper and continue its economic and physical growth throughout the 21st Century.

ECONOMIC & COMMUNITY DEVELOPMENT INITIATIVES.

The Crete Planning Commission and the City have been actively involved in a variety of Economic & Community development activities since the adoption of their current Comprehensive Plan in 2006. These activities include, but are not limited to:

- **LB840 Economic Development.** An Economic Development Program was established in Crete, via LB840 funding, in 2010, updated in 2014. Crete officials anticipate collecting \$320,000 annually from 2012 to 2026 through a 0.5 percent sales tax to support economic development efforts.
- **Doane College.** The following highlights development projects on the Doane College Campus. All projects were funded by \$9 Million in revenue bonds from both the City of Crete and Saline County.
 - Renovation of three dormitories.
 - Construction of a new gymnasium and field house.
 - New classroom building.
- **Water Remediation Project.** In 2006, Crete implemented a long range plan to replace aging water mains throughout the City. Issues include iron deposits and water mains approaching or exceeding 100 years of age. As of December 31, 2011, a total of 48,800 feet of water main has been replaced. This process is projected to continue for an additional seven to 10 years.

- **Storm Water Pollution Prevention Plan.** With the assistance of American Recovery & Reinvestment Act grants, Crete is in the process of enhancing storm water drainage throughout the Community. This program includes, but is not limited to, projects involving storm water discharge management, erosion and sediment control, pavement replacement, retaining wall installation, street lighting and other related projects. Two areas in Crete are highlighted in two phases for this activity:
 - Phase I: East 13th Street from Jasmine Avenue to Code Avenue and Iris Avenue 13th Street to Crete High School
 - Phase II: 13th Street from Code Avenue to Hawthorne Avenue and from Jasmine Avenue to the east Corporate Limits of Crete.

Phase I received a 100 percent American Recovery & Reinvestment Act grant for implementation of this project.

- **Street Improvement.** Hawthorne and Code Avenues were resurfaced during the Summer, 2013. An additional, annual street improvements program is being developed through State and Federal resources.
- **Bridge Replacement.** The Big Blue River Bridge on 13th Street is planned for replacement in the near future.
- **Park Expansion.** The City has plans to purchase approximately 40 acres of land to support the expansion of parks and recreation facilities in the southern portions of Crete.
- **Sanitary Sewer Treatment Facility.** Crete is in the early stages of identifying a location for a new Sanitary Sewer Treatment Facility, at a cost of approximately \$12 Million.
- **Municipal Pool Renovation.** A total of \$1.4 Million in upgrades to the Crete Municipal Pool were completed in 2012. **The LB840 sales tax greatly assisted in the funding of this project.**
- **Library Improvements.** The City has identified a need for the rehabilitation of the existing Library, or construction of a new Library within the next five years.
- **High School.** Voters approved bond funding for the construction of a new High School, along with the modernization of the existing Elementary and Middle School facilities in Crete.
- **Civic/Recreation Center.** The City recently purchased the Nebraska National Guard Armory building for use as a Community multi-purpose recreation facility.

- **Group Visioning.** The University of Nebraska-Lincoln College of Architecture completed a Group Visioning Project for the Community, which highlights the strengths, weaknesses and potential for future planning projects in Crete. This Project has served as the foundation for the Planning Steering Committee in the evolution of all elements of the Comprehensive Plan.

Economic and Community development activities are important to the sustained vibrancy of any Community. Urban design guidelines, public facility provisions, historic preservation, neighborhood rehabilitation and reinvestment and the identification of growth areas are key activities that the City of Crete needs to consider during the life of this Comprehensive Plan. Residential, commercial and industrial growth areas are identified to the northeast, east and southeast of the City, beyond the Corporate Limits, and highlighted in the **Future Land Use Map, Illustration 4.6.**

HOUSING REHABILITATION

A large portion of the housing stock in Crete is well-maintained and in good condition, but a need for moderate rehabilitation of existing housing units exists. As the housing stock continues to age, programs such as rehabilitation grants are encouraged to provide all Crete inhabitants with safe and decent housing. ***A Structural Conditions Survey, completed for the Crete Community Housing Study, estimated that up to 825 housing structures are in need of moderate rehabilitation, while an additional 131 housing units were identified as needing substantial rehabilitation or, in extreme cases, demolition and replacement.***

The utilization of Local, State and Federal funding sources will be vital in providing appropriate incentives for property owners to rehabilitate substandard dwellings. The use of Tax Increment Financing (TIF) for redevelopment of infrastructure and private property identified in the **Comprehensive Plan** is strongly encouraged. Supplementing Local programs with additional State and Federal funding, such as Community Development Block Grants, will assist the citizens of Crete in improving and rehabilitating their dwelling units.

DOWNTOWN/HIGHWAY COMMERCIAL AREAS

Downtown Crete is the City center for business and professional activity, but recent commercial development trends have been focused on the Highway 33/103 Corridor. Retail commercial uses outside of the Downtown must be limited in scope as to not diminish the role of Downtown Crete in the local retail market. A wider variety of retail specialty shops and professional offices are needed in the Downtown to provide goods and services to local citizenry and, potentially, to residents of nearby Communities and Counties.



The Planning Steering Committee identified a need for business development activities and neighborhood beautification in Downtown Crete. This includes the creation of gateways and streetscape improvements, Community and family activity centers, improved parking areas and pedestrian connections to the surrounding neighborhoods. The Steering Committee supported a beautification initiative along the Highway 33/103 Corridor, including street trees, street signage and enhanced pedestrian safety.



The City of Crete Economic/Community Development Department, Crete Chamber of Commerce, Crete City Council and Planning Commission, City Administration and Downtown property owners, merchants and civic groups are all working to improve the appearance and viability of the Downtown. To build on successes, “tools of public intervention,” such as TIF, Historic Preservation Tax Credits and Community Development Block Grants must be used creatively and jointly to impact change.

The City of Crete has a designated Redevelopment Area where TIF is used as an incentive to improve existing and attract new businesses and industries. This Area includes the Downtown, the Highway 33/103 Corridor northeast of Downtown and adjacent businesses and industries to the Highway Corridor.

Commercial Development.

In order to maintain and expand its commercial enterprises, all sectors of the Crete retailing industry must work together. Through changes in technology and social behavior, buildings can become functionally and economically obsolete. To enhance the Crete commercial areas, the following lists of activities were discussed and are recommended to compliment the current redevelopment activities:

- ❖ *Update and enforce minimum building codes to prevent vacant buildings from deteriorating.*
- ❖ *Encourage property and business owners to utilize the provisions of Tax Increment Financing as both a development and redevelopment tool in Downtown Crete and along commercial highway corridors.*
- ❖ *Promote the attitude of **Crete First**. If a local business has the products residents need, encourage them to purchase products in the Community, rather than in larger Communities such as Lincoln, Omaha and Beatrice.*
- ❖ *Maintain and improve the aesthetic appearance of Community, including street trees, adequate pedestrian walkways, street lighting, historic signage and welcome banners.*
- ❖ *Strengthen working ties between the City of Crete and Saline County through expanded marketing efforts to promote the broad range of tourism, recreational activities and special events held in the area.*
- ❖ *Encourage the development of additional specialty retail businesses, especially those catering to the needs of residents of Crete, as well as those of visitors and travelers to the Community.*
- ❖ *Encourage residents to start their own businesses through entrepreneur programs supported in incubator malls or building spaces that have large areas for multiple, individual businesses.*
- ❖ *Support successful home based businesses that have outgrown the “home,” and/or incubator mall, and are in need of permanent commercial or industrial locations.*

HISTORIC PRESERVATION

The goal of historic preservation is to protect the historic resources of a community and preserve the historic properties and/or districts as a reflection of their heritage. It is recommended that Crete become an “Associate Member” of the **Heritage Nebraska “Main Street” Program**. This program promotes the development of historic properties and districts by listing historically significant structures and sites on the **National Register of Historic Places**.

Many historic sites and structures exist in Crete. The preservation of selected residential and commercial buildings is vital to retaining the architectural integrity and heritage of the Community. To assist in the reuse and renovation of these historic resources, the City is encouraged to consider historic preservation guidelines by also participating in the **Certified Local Government (CLG)** program of the Nebraska State Historic Preservation Office. This process can be facilitated by creating a local Historic Preservation Commission and adopting a local Historic Preservation Ordinance.

The **Historic Preservation Ordinance** will afford protection of historic buildings. The buildings listed on the National Register is only an honorarium to promote historic buildings and sites and an implementation policy, thus creating a coordinated effort to “recycle” the

Community's infrastructure and to set a standard which retains architectural integrity and heritage. The Nebraska State Historic Preservation Office (SHPO) maintains an historic building database of each of the Counties in Nebraska and their Communities.

Buildings in the Downtown and throughout the City listed on the National Register would be eligible for a 20 percent federal tax credit to be deducted against personal federal income taxes of building owners or investors. Buildings that are designated as contributors to the historic district are eligible for a 10 percent credit. For every dollar spent on restoration or renovation of a building, 10 to 20 percent can be deducted. This Federal program has been successful in providing incentives for Downtown rehabilitation projects in Communities of all sizes throughout the Nation.

- ❖ *Crete should become an Associate Member of the Heritage Nebraska Main Street Program to develop stronger connection to the State-Wide Organization including access to technical assistance;*
- ❖ *The City should participate in the Certified Local Government (CLG) program through the Nebraska State Historic Preservation Office to gain protection of Historic Properties in Crete;*
- ❖ *The City of Crete should establish a Local Historic Preservation Ordinance, including a Preservation Commission to protect historic properties and gain access to Historic Preservation Tax Credits.*
- ❖ *The Community should Promote the Historic Resources in Crete to expand Tourism and Economic Development.*

HERITAGE NEBRASKA “MAIN STREET” PROGRAM

Since the mid-1970s, the National Trust has implemented the National *“Main Street”* Program. The Program was developed to combine historic preservation programs with a four point approach to rejuvenate America's Downtowns. These four points include the following:

- ***Design:*** focus on renovating buildings, constructing compatible new buildings, improving signage, creating attractive public open spaces and ensuring planning and zoning regulations support Main Street revitalization.
- ***Organization:*** building collaboration between organizations, and public and private sector groups.
- ***Promotion:*** advertising the district to residents, visitors and potential investors.
- ***Economic Restructuring:*** strengthening the district's economic foundation.

The primary foundation of the Main Street Program is time. Successfully rejuvenated Downtowns do not happen overnight. However, the principles of “Main Street” are proven methods by which America's small to medium sized communities have rejuvenated their Downtowns.

The City of Crete should establish historic preservation guidelines to work in conjunction with the Main Street program as an **“Associate Member.”** Nebraska established a State-wide Main Street program in 1995. It is sponsored by the Heritage Nebraska “Main Street” Program.

NEBRASKA STATE HISTORIC TAX CREDIT.

On April 16, 2014, Legislative Bill 191 was signed into law, which created the Nebraska Historic Tax Credit. This new historic tax credit will serve as a valuable incentive to allow Nebraska real property owners to offset Nebraska income, deposit or premium tax amounts equal to twenty percent of "eligible expenditures" on "improvements" made to "historically significant real property."

Nebraska is now the 36th state to provide a historic tax credit at the state level, which is a tax credit that is separate and distinct from the federal historic tax credit.

The Nebraska State Historic Tax Credit establishes a \$15,000,000 tax credit pool, and the Nebraska State Historical Society (SHPO) will handle the annual allocation of the credits for the 2015, 2016, 2017 and 2018 tax years.

The program encourages the preservation of the state's historic buildings for the following important outcomes:

- Incentives for redevelopment of historic properties and districts across the state.
- Private investment in historic buildings, downtowns, and neighborhoods.
- New uses for underutilized and substandard buildings.
- Jobs and economic development in Nebraska communities, both rural and urban.

- Creation of housing units.
- Revitalized communities through preservation of historically significant buildings and districts.
- More heritage tourism in communities.

Basic provisions of the NHTC:

- Twenty percent (20%) Nebraska tax credit for eligible expenditures made to rehabilitate, restore or preserve historic buildings.
- Maximum of \$1 million in credits for a project, a dollar-for-dollar reduction in state tax liability.
- Tax credits can be transferred with limitations.
- Rehabilitation work must meet generally accepted preservation standards.
- Detached, single-family residences do not qualify.

To qualify, a historic property must be:

- Listed individually in the National Register of Historic Places or
- Located within a district listed in the National Register of Historic Places or
- Listed individually under a certified local preservation ordinance or
- Located within a historic district designated under a certified local preservation ordinance.

The minimum project investment must equal or exceed:

- The greater of \$25,000 or 25% of the property's assessed value (for properties in Omaha and Lincoln).

\$25,000 (for properties located elsewhere).

NEBRASKA COMMUNITY DEVELOPMENT LAW

The **Nebraska Community Development Law** was approved by the Unicameral in 1975. The law was developed to assist communities with economic growth and redevelopment activities. In order to use the Community Development Law to provide Tax Increment Financing, an area must first be declared blighted and substandard.

The City of Crete has one designated Redevelopment Area. It is recommended that this Area within the City be advertised for development and redevelopment projects, as a priority implementation strategy of this comprehensive planning process, in adherence with the requirements of the **Nebraska Community Development Law**.

The consensus of members of the Planning Steering Committee was the City should utilize TIF to form public/private partnerships with developers to reduce the infrastructure costs of new subdivisions. The lack of vacant lots for residential construction coupled with the lack of homes and apartments available for purchase or for rent, has hindered businesses and industries from expanding facilities and/or hiring new employees.

ECONOMIC EXPECTATIONS.

The existing economic conditions in Crete have the potential to allow for increased activities in commercial and industrial development. The City has recognized the need to continue to diversify its economic base, relying on retail and highway commercial and service-oriented businesses, along with additional light manufacturing industries, while continuing a deep agriculture-based economy.

ECONOMIC EXPECTATIONS

Much of the recent economic success of Crete can be attributed to locally organized efforts to create public and private partnerships. These partnerships have included the involvement of the City of Crete Economic/Community Development, Crete Chamber of Commerce, Southeast Nebraska Development District, Blue Valley Community Action, Crete City Council, Planning Commission and City Administration. The continued efforts of these partnerships will play a vital role in future economic development activities of Crete.

Crete is expected to continue diversifying its business and employment opportunities by attracting unique businesses and industries to the Community. This could be accomplished through a Business Stewardship/Support Program or through the provision of Local, State and/or Federal governmental incentives. Crete is an excellent location for major industries to locate, due to its close proximity to the City of Lincoln and available highway, railroad and airport service support. Appropriate amounts of land, both within the Corporate Limits and in designated growth areas beyond Crete are available for future commercial and industrial developments.



HOUSING & ECONOMIC DEVELOPMENT

The City of Crete completed a **Community Housing Study**, in 2014, focusing on 10- and 25-year planning periods. This Study documents housing demand for all components of the housing market, with emphasis on all income categories and specific housing types, by 2024.

The Crete Community Housing Study identifies an estimated housing target demand of up to **314 housing units** during the next 10 years, including **184 owner** and **130 rental housing units**. By 2039, Crete has a target housing demand for 588 housing units, including 324 owner and 264 rental housing units. The Community should focus its efforts on developing available vacant land within the Corporate Limits of Crete, before platting a rural subdivision. Residential Growth Areas are identified on the **Two-Mile Planning Jurisdiction Future Land Use Map, Illustration 4.7**. Development activities need to include the construction of safe, affordable housing for families of all income ranges, including workforce and elderly populations. Recommended housing types include single family homes, duplex/triplex and town home developments.

A shortage of safe, decent and affordable housing presently exists in Crete. The lack of an appropriate amount of modern rental housing coupled with an expected increase in owner and renter households by 2024 and 2039 will require a variety of new residential developments.



Housing development in Crete should be closely monitored by an organized **Community Housing Advisory Commission, with the guidance of the City of Crete Economic/Community Development Department**. The Commission should have a close relationship with public and private financing agencies and housing developers to encourage the construction of various housing types in Crete. Knowledge and implementation of housing programs, including those that support **Employers Assistance and Continuum of Residential Care, for elderly households**, ensures complete Community housing provisions.

Important to the future economic development success of Crete is the recognition that **housing is economic development** and should be considered when planning new tourism, commercial and industrial projects. It is recommended that all local and regional housing development entities be supported by public and private organizations in Crete to continue to implement its housing goals and objectives.

BUSINESS & INDUSTRIAL DEVELOPMENT

Crete needs to continue to pursue the service, commercial and industrial businesses needed to serve both the Community and Saline County. The local health, educational and recreational facilities should play a major role in attracting new business. Organizations including the City of Crete Economic/Community Development Department, Crete City Council and Planning Commission, City Administration and the Crete Housing Authority should work collectively to address the recruitment, planning and financing of new business, industry and housing.

A majority of recent commercial development in Crete has occurred along the Highway 33/103 Corridor with the construction of a new bank, fast food restaurants and highway commercial oriented businesses. The Highway 33/103 Corridor is an ideal location for future development for these types of commercial entities. Conversely, Downtown Crete needs to focus on the development and retention of specialty retail, professional office and services.

The retention and expansion of existing businesses should have equal priority to that of new developments. This team of organizations should participate in the review of the City of Crete Economic/Community Development Program.



JOB CREATION

As discussed throughout this **Comprehensive Plan**, the City of Crete should be cognizant of an increasing population, with a fairly low unemployment rate. For Crete to continue to provide its residents with needed services and businesses, **the City will need to actively pursue the creation of up to 350 new jobs, during the next 10 years.** The majority of the new jobs during the planning periods should be created in the professional, services and light industrial sectors, keeping pace with today's employment trends in Midwestern Communities.

The largest employers in Crete include Doane College, Nestle Purina, Bunge Milling, Smithfield Farmland, Crete Area Medical Center and Crete Public Schools. A high percentage of the employees at these industries reside outside of Crete and commute to work each day.

THE ECONOMIC & COMMUNITY DEVELOPMENT PROGRAM.

The City of Crete completed an **Economic Development Program**, in 2010 and amended in March, 2014, that highlights strategies for continued economic growth and development.

The Economic and Community Development Strategy for Crete, as highlighted in the “Statement of Purpose and General Intent” involves:

- Creating high paying quality jobs by generating employment opportunities and expanding the available work force within the labor market of Crete and Saline County.
- Attracting new capital investment to the Community.
- Sustaining existing job opportunities.
- Broadening the tax base to provide economic diversification and ensure economic stability and vitality for the Community of Crete and surrounding area.

The following activities are considered “priority activities” for the use of funds generated by the ½ percent sales tax increase in Crete. Eligible Activities by businesses to qualify for assistance under the Economic/Community Development Program include, but are not limited to:

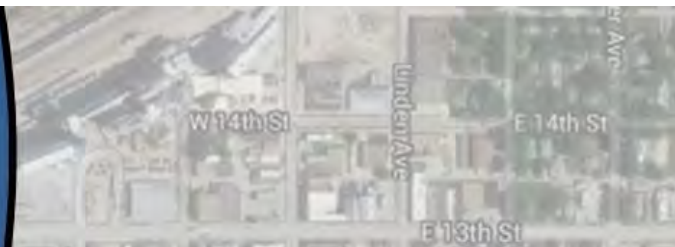
1. Loan guarantees for qualifying businesses obtaining commercial or business loans from local lenders (defined as any bank having a physical branch within the Crete City Limits with regular business hours).
2. Direct grants to qualifying businesses for fixed assets, working capital, employee recruitment efforts, or any combination thereof.
3. Equity investments in or for a qualifying business.
4. Public works improvements and/or purchase of fixed assets, including potential land grants or real estate options essential to the location or expansion of a qualifying business or for capital improvements when tied to job creation criteria or when critical to retention of jobs of a major employer within the community, which equity investment may be secured by a Deed of Trust, Promissory Note, UCC filing, personal and/or corporate guarantees or other financial instrument.
5. The provision of technical assistance to businesses, such as preparation of financial packages, survey, engineering, legal, architectural or other similar assistance and payment of relocating or initial location expenses.

6. Purchasing of existing buildings or the construction of new buildings for commercial and/or industrial use.
7. Rehabilitation of commercial buildings or potential commercial buildings.
8. The authority to issue bonds pursuant to the Act.
9. Grants or agreements for job training.
10. Rehabilitation, building, purchasing or rebuilding community facilities or infrastructure.
11. Expenses for business or professional recruitment activities.
12. Contracting with an outside entity for implementation of any part of the program and/or payments to the City for staff assistance with implementation, as necessary.
13. Tourism Related Activities.
14. Reduction of real estate property taxes for City of Crete to stimulate local economy.
15. The construction or redevelopment of low to moderate income housing.

SECTION 7
ENERGY ELEMENT.



SECTION 7 **ENERGY ELEMENT.**



INTRODUCTION.

This **Section** of the **Crete Comprehensive Plan** complies with a July, 2010 amendment to Nebraska State Statutes 23-114.02, requiring an “**Energy Element**” with a Community Comprehensive Plan. This component of the **Plan** assesses the energy infrastructure and energy use in Crete. This **Section** is also intended to evaluate the utilization of renewable energy sources and promote energy conservation measures.

PUBLIC POWER DISTRIBUTION.

The City of Crete is a member of the **Nebraska Municipal Power Pool (NMPP)**. NMPP was created in 1975 as 19 municipal electric utilities pooled their resources to better handle escalating fuel prices while still serving their Communities effectively and efficiently. Today, 155 Nebraska Communities, including the City of Crete, are member Communities of NMPP. Several Communities in the States of Kansas, Colorado, Wyoming and North Dakota are also members of this electric supply organization.

The passage of legislation in 1981 allowed the formation of the **Municipal Energy Agency of Nebraska (MEAN)**, a wholesale electric supply organization. This organization is a program operated by NMPP. Since its inception, MEAN has relied upon member generation as part of its power supply and, with its growth, has secured additional sources of electric generation from other organizations. Today MEAN supplies wholesale electricity to more than 69 Communities in Colorado, Iowa, Wyoming and Nebraska, including the City of Crete. Collectively, these Communities subscribe to the core philosophies of local control and working together in providing reliable, low-cost energy and energy-related services to member Communities.

MEAN participated with the Public Power Generation Agency along with four other regional utilities on the construction of the Whelan Energy Center Unit 2, near Hastings, Nebraska. The 220-megawatt coal fired power plant began operation in May 2011, supplying MEAN with 80 megawatts from the plant. MEAN also has a 50-megawatt, long-term participation power agreement with the **Nebraska Public Power District (NPPD)**. The agreement provides MEAN with energy priced at a fixed rate from NPPD through 2023.

RENEWABLE ENERGY PROJECTS

MEAN expanded its renewable energy capabilities with the following projects during 2011:

- 1.) A 20-year power purchase agreement with Waste Management, Inc., for six megawatts of capacity from a landfill gas project near Mitchellville in Central Iowa, which has been online as of 2012;
- 2.) The signing of a power purchase agreement for up to eight megawatts from Nebraska Public Power District's Laredo Ridge Wind Facility near Petersburg, Nebraska. The 80-megawatt wind farm began production in 2011;
- 3.) MEAN is seeking additional renewable opportunities, including the Broken Bow, Nebraska Wind Facility.

As of 2014, approximately 41 percent of MEAN's energy generation was from coal, an additional 21 percent of its total sources was purchased from other coal energy producers, 17 percent was from other market purchases, 13 percent was from renewable resources including wind, hydro-electric and other renewable energy sources and 8 percent was purchased nuclear power.

Currently, MEAN's total renewable energy component is 13 percent of its total electric capacity. By comparison, the mission statement of NPPD includes the goal of producing 10 percent of its energy supply from renewable sources by 2020. This would involve the development of at least 80 megawatts of wind-generated power every two year period to achieve the 10 percent goal by 2020.

In order for NPPD to meet its goal of 10 percent of its generating capacity from renewable resources, *primarily wind*, the District will need to have 533 megawatts of total wind generation by 2020. As of December, 2010, the State of Nebraska had a total wind turbine production of 213 megawatts.

"NET METERING"

In 2009, the State of Nebraska Legislature approved and signed into law, LB 439 (**Nebraska State Statute §70-2001 to 2005**), which is also referred to as "**Net Metering**." This law allows individual residences and businesses to supplement their standard electric service with one, or combinations of, five alternate energy systems, including Solar, Methane, Wind, Biomass, Hydropower and Geothermal.

By implementing these types of alternative energy systems, individuals will reduce their reliance on public utility systems, potentially generating more electricity than they use and profit by the public utility districts purchasing their excess energy. The Crete Planning Commission chose to allow usage control of Net Metering by allowing residential and businesses property owners to seek a **Special Use Permit**, if the applicant can document they are in conformance with the provisions of the **Small Wind Energy Conversion System** provisions in the **Zoning Regulations**.

A new net metering service was developed by NMPP to assist its Communities in complying with net metering laws. The plan offers three options with cost-based fees to allow members to customize the service to best fit the needs of their Communities.

ELECTRICAL ENERGY CONSUMPTION.

The City of Crete Department of Public Works Electric System retails electricity within the corporate limits. The city owns a generating plant capable of generating 6 MW and the distribution system consists of three substations. Two substations handle the City load. A 22 MVA substation with three transformers is centrally located and the second 10 MVA is located in the northeast part of town. The third, an 11.5 MVA, is reserved for industrial customers.

The City also has a looped sub-transmission system at 34.5 kV near the industrial site. Additional sources of electricity are Western Area Power Association (W.A.P.A.) and Municipal Energy Agency of Nebraska (M.E.A.N.).

The City of Crete owns and maintains the electricity distribution system throughout the City and is capable of producing its own power, as detailed above, but does so only as an emergency back-up. Crete purchases 100 percent of its electricity from MEAN and WAPA.

Table 7.1 is a comparison of **Monthly Energy Sales By Sector**. The latest available information is from 2008. Residential and residential heat comprised 22.6 percent of the energy sales. General service includes multiple subcategories that are typically utilized by both commercial and industrial small to mid-scale consumers of electricity. The General Service category comprised a total of 21.7 percent of Total Energy consumed. Large Power Demand 1 and Large Power Demand 2 are combined categories of use for both Commercial and Industrial electricity purchasers, generally including the largest businesses such as Doane College, Nestle Purina Mills, Bunge Milling and Walmart. The Large Power 1 and 2 categories comprised 24.1 and 30.8 percent of the Total Energy Sales.

Monthly electricity rates are based on a flat base rate plus costs consumed at a kilowatt per hour rate. **Table 7.1** below reviews these monthly rate charges.

| TABLE 7.1 MONTHLY ENERGY SALES (kw/h) CRETE, NEBRASKA | | |
|--|---------------------|-------------------|
| | 2008 | |
| ENERGY SALES | TOTAL ENERGY | % OF TOTAL |
| Residential & Residential Heat | 27,359,827 | 22.6 |
| General Service Single Phase | 4,208,152 | 3.5 |
| General Service Three Phase | 5,907,518 | 4.9 |
| General Service Three Phase Heat | 5,180 | 0.0 |
| General Service Three Phase Heat (Winter Only) | 87,330 | 0.1 |
| General Service Three Phase Heat (Winter Only 2) | 172,720 | 0.1 |
| General Service Demand | 15,644,178 | 12.9 |
| General Service Demand Heat | 212,640 | 0.2 |
| Irrigation | 21,500 | 0.0 |
| Street lights Municipal | 5,954 | 0.0 |
| Street Lights 2 | 635,898 | 0.5 |
| Large Power Demand 1 | 29,245,439 | 24.1 |
| Large Power Demand 2 | 37,251,500 | 30.8 |
| <u>GS Municipal Tax Exempt</u> | <u>347,910</u> | <u>0.3</u> |
| TOTAL ENERGY SALES | 121,105,746 | 100.0 |
| Source: NMPP, MEAN 2014. Hanna:Keelan Associates, P.C., 2014. | | |

Current Electric Rates: April 1, 2014

Residential (includes all electric)

Monthly Customer Charge \$11.25

Plus:

Summer:

All KWh used, per month. \$.0970

Winter:

First 650 kWh used/month. \$.0710

Balanced used, per month. \$.0600

Commercial

Monthly Customer Charge

Single Phase Service: \$26.00

Three Phase Service: \$49.50

Plus:

Summer:

First 1,200 kWh used/month. \$.0940

Balanced used, per month. \$.0940

Winter:

First 1,200 kWh used/month. \$.0860

Balance used, per month. \$.0665

STATE-WIDE TRENDS IN ENERGY CONSUMPTION

During the last 40+ years, the State of Nebraska, as a whole, has vastly increased energy consumption. However, percentage share of personnel income has remained constant. In 1970, 11.8 percent of the percentage share of personal income was spent on energy. As of 2011, 12 percent was spent on energy usage. The peak percentage occurred in 1980 at 17.1 percent.

Trends in the Total Energy Consumption for the State of Nebraska, published in the *“2013 Annual Report” of the Nebraska Energy Office*, is mirrored in each of the individual energy categories, coal, natural gas, gasoline and distillate fuel oil (primarily diesel fuel), nuclear power and hydroelectric production. Each of these energy types are detailed between 1960 and 2011, as follows:

- **Coal** consumption increased from 20 trillion BTU in 1960 to 285.38 trillion BTU, as of 2011. Peak use of coal was established in 2011, surpassing the previous high set in 2010. The increase is attributable to coal energy used to generate electricity
- **Natural Gas** consumption rose and fell during the 51 year period between 1960 and 2011, beginning at 140.4 trillion BTU, peaking in 1973 at 230.7 trillion BTU and, by 2011, increasing to 173.6 trillion BTU.
- **Gasoline and Diesel Fuel** consumption increased in Nebraska between 1960 and 2011. Gasoline consumption rose by 25 percent, from 78.7 to 97.8 trillion BTU, as of 2011, and peaked in 1978 at 115.9 trillion BTU. Diesel fuel consumption quadrupled from 24.1 trillion BTU to 113.1 trillion BTU. Petroleum consumption, overall, peaked in 1978 at 246.6 trillion BTU.
- **Nuclear** power generation began in Nebraska in 1973 at 6.5 trillion BTU. Usage has increased to 72.5 trillion BTU as of 2011, but peaked in 2007 at 115.7 trillion BTU.
- **Renewable energy** consumption has fluctuated, beginning in 1960 at 13.4 and ending at a record high of 164.9 trillion BTU as of 2011. Hydropower was the primary renewable energy source from 1960 to 1994. Biofuels or ethanol production began in 1995 equaling hydropower. As of 2011, 69.3 percent of all renewable energy produced came from biofuels. 9.5 percent from hydroelectric, 6.2 percent from wind and 4.6 percent from wood products. Very small amounts came from geothermal and solar energy.

NEBRASKA ENERGY CONSUMPTION BY SECTOR.

The Nebraska Energy Office, in 2011, published the “Nebraska’s Total Energy Consumption by Sector.” State-wide, the Industrial Energy Sector consumed more than a third, 43 percent, of Nebraska’s total energy consumed in 2011. Twenty-Three percent of the energy consumed in the State was in the Transportation Sector, The Residential Sector consumed 18 percent and the Commercial Sector consumed 16 percent.

The only Sector to see an increase in consumption between 2010 and 2011 was the Industrial Sector.

Nebraska is ranked fourth in wind energy resources in the Nation. Approximately 1.8 billion Kilowatt Hours were generated by utility scale wind energy facilities in Nebraska. The State has 422 operational wind turbines capable of producing 734 Megawatts. An average annual output from the 13 wind facilities across Nebraska could potentially power 244,880 homes.

ENERGY CONSERVATION POLICIES.

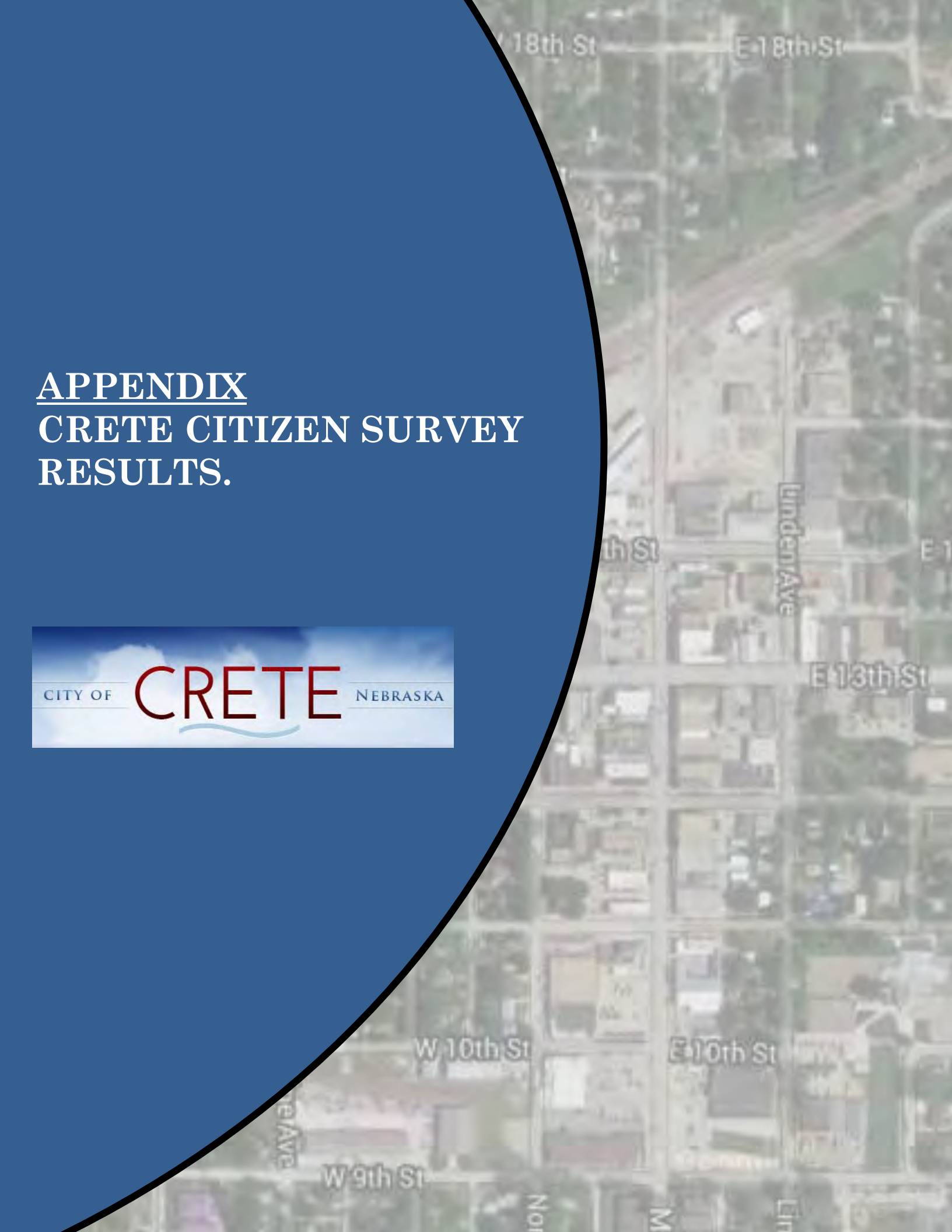
The most effective means for the City of Crete to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative energy systems when appropriate.

The following is a list of policies to guide energy practices throughout the City:

- ❖ **Promote the use of “Net Metering” or the use of one or more combinations of the five alternative energy sources to reduce residential, commercial and industrial facilities consumption of energy.**
 - Utilize the Crete Zoning Regulations to control the placement and operation of alternative energy systems.
 - Require compliance with the Special Use permit process so that established conditions are met by the applicant.
 - Adopt the NMPP net metering service it established to assist the City in complying with Nebraska’s Net Metering Law.
 - Promote the development of vocational education opportunities in high schools, trade schools, Community and State colleges and universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- ❖ **Assist Saline County in providing for the use and placement of large scale Commercial Wind Energy Conversion Systems, commonly referred to as “Wind Farms” in locations throughout the County.**
 - The placement of large scale wind towers is not compatible with uses in the limited development areas of the Two-Mile Planning Jurisdiction of Crete.
- ❖ **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend planning documents of the City to locate and control their operation.**
- ❖ **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors including residential, commercial, and industrial (which includes agricultural and public uses).**
 - Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the Crete Two-Mile Planning Jurisdiction. Subareas of the Community, such as the Downtown, a Neighborhood or individual subdivisions, are encouraged to collectively pursue an alternate energy source or combination of sources to lower energy consumption and to make energy more affordable.

- Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.
- Implement conservation programs supported by NMPP for its member communities. For example, the ENERGYsmart Commercial Lighting Program provides cash incentives to businesses that replace old lighting fixtures with high-efficient light fixtures such as LED to reduce consumption and energy costs.
- The City of Crete could also access grant and loan programs to replace street light fixtures with LED fixtures that reduce consumption and are more efficient.

APPENDIX
CRETE CITIZEN SURVEY
RESULTS.



Crete, Nebraska Comprehensive Planning Program

CITIZEN SURVEY

The City of Crete Planning Commission is currently conducting a Comprehensive Planning Program, to determine both the present and future needs of the Community for the next 10- and 25 years. An important activity of this Planning Program is to ask you about the needs and wants of the Community. Please take a few minutes to complete and return the following Citizen Survey to City Hall by WEDNESDAY, MARCH 19TH.

POPULATION CHARACTERISTICS

TOTAL SURVEYS: 316

1. How long have you lived in Crete?

- | | |
|--|--|
| <input type="checkbox"/> Less than 1 Year (14) | <input type="checkbox"/> 11 to 20 Years (63) |
| <input type="checkbox"/> 1 to 5 Years (49) | <input checked="" type="checkbox"/> 21+ Years (108) |
| <input type="checkbox"/> 6 to 10 Years (35) | <input type="checkbox"/> I do not live in Crete (28) |

2. Including yourself, how many persons are there in your family/household?

- | | |
|---|---|
| <input type="checkbox"/> One (28) | <input type="checkbox"/> Four (67) |
| <input checked="" type="checkbox"/> Two (86) | <input type="checkbox"/> Five (35) |
| <input type="checkbox"/> Three (48) | <input type="checkbox"/> Six or More (32) |

3. How many persons in your family are in each of the following age groups?

- | | |
|---|---|
| <input checked="" type="checkbox"/> 225 Less than 18 Years | <input type="checkbox"/> 101 45 to 54 Years |
| <input type="checkbox"/> 116 18 to 24 Years | <input type="checkbox"/> 95 55 to 64 Years |
| <input type="checkbox"/> 108 25 to 34 Years | <input type="checkbox"/> 59 65 to 74 Years |
| <input type="checkbox"/> 117 35 to 44 Years | <input type="checkbox"/> 40 75+ Years |

EDUCATION

4. Check all that apply.

- | |
|---|
| <input type="checkbox"/> I am a graduate of Crete Public/Parochial Schools. (97) |
| <input checked="" type="checkbox"/> I have children attending Crete Public/Parochial Schools. (104) |
| <input type="checkbox"/> Crete Public/Parochial Schools were a factor in my decision to locate in Crete. (43) |

5. Are there sufficient and safe routes to school for children?

- | | |
|--|-----------------------------------|
| <input checked="" type="checkbox"/> Yes (153) | <input type="checkbox"/> No (100) |
|--|-----------------------------------|

If No, what could be done to improve the safety of children commuting to and from school?

Top Responses: improvements to sidewalks, improved street crossings & traffic congestion reduction.

6. Would you recommend Crete Public/Parochial Schools to parents?

- Yes (230)** No (42)

PUBLIC FACILITIES & COMMUNITY & ECONOMIC DEVELOPMENT

7. What new public recreational opportunities should be considered for Crete?

Top Responses: YMCA/Wellness Center, biking/hiking trails, improved parks, sporting facilities, bowling alley and new library.

8. Is there a need for a Community-owned recreational facility in Crete?

- Yes (200)** No (48)

9. What three new businesses would you like to see in Crete?

Top Responses: fast food and sit-down restaurants, grocery store, clothing/fabric store, YMCA, conference center, coffee shops and retail department stores.

10. What three services would you like to see offered in the City of Crete that are currently not available?

Top Responses: Youth activities, health and wellness programs "Trade" services (plumbing, sewing, vehicle repair, etc.) and recycling program.

11. Please rate the quality of the following Community Services & Public Facilities in your Town. (1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).

- | | | |
|-------------------------------|------------------------------|--------------------------------|
| 1.58 Church | _2.31_Discount/Variety Store | _2.33_Repair Services |
| _2.12_Grocery Store | _2.75_Downtown Businesses | _2.98_Entertainment |
| 1.62 Pharmacy | _2.63_Senior Center | _1.94_Library |
| _1.59_Fire Protection | _1.86_Post Office | _1.68_Medical Clinic |
| 1.77 City Offices | _2.78_Restaurant/Cafe | 1.77 Police Protection |
| _2.26_Parks/Recreation | _2.08_Convenience Store | _1.56_Bank |
| _2.89_Wellness/Fitness Center | _2.72_Streets/Sidewalks | 1.77 Schools |
| _1.97_Garbage Collection | _2.06_Utilities | _2.12_Child Care Opportunities |
| _2.07_Local Government | _2.54_Retail Goods/Services | _____ Other _____ |
| _2.40_Cable TV | _2.69_Employment Opportunity | |

12. Please rate the most important business/industry sectors to the City of Crete.

- | | | |
|--------------------------------|---------------------------------|---------------------------------|
| 182 Farming/Agriculture | _170_Health | _94_Financial Activities |
| 156 Manufacturing | _73_Leisure/Hospitality/Tourism | _106_Professional & Business |
| _74_Wholesale Trade | _109_Government | 202 Education |
| _94_Retail Trade | 178 Medical/Emergency | _51_Home-Based Businesses |
| _111_Utilities | _79_Automotive | _149_Law Enforcement/Protection |
| _72_Railroad | _106_Retail | 153 Fire Protection |
| _96_Information | _84_Entertainment | _____ Other _____ |

TRANSPORTATION

| | Greatly Needed | Somewhat Needed | Not Needed | Comments |
|--|----------------|-----------------|------------|----------|
| 13. Which Transportation items need to be addressed in Crete? | | | | |
| ▪ Traffic Safety Improvements | 72 | 111 | 40 | |
| ▪ Pedestrian/Trails Connections | 150 | 55 | 25 | |
| ▪ School Traffic Circulation | 135 | 70 | 18 | |
| ▪ Improved Traffic Control | 69 | 105 | 41 | |
| ▪ Improved Truck Routes | 99 | 67 | 49 | |
| ▪ Highway Corridor Enhancement | 95 | 71 | 44 | |
| ▪ Access Management Improvement | 31 | 96 | 51 | |
| ▪ Reduce Railroad/City Conflicts | 61 | 96 | 50 | |
| ▪ More Parking | 65 | 76 | 58 | |
| ▪ Control Storm Water Run-off | 54 | 102 | 47 | |
| ▪ Congestion Reduction | 40 | 92 | 64 | |

COMMUNITY GROWTH/LAND USE/ZONING

| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|--|----------------|-------|------------|----------|-------------------|
| 14. The appearance of the City of Crete can be improved with... | | | | | |
| ▪ Street & Pedestrian Lighting. | 92 | 92 | 41 | 7 | 4 |
| ▪ Special Sales, Events and Welcome Banners. | 54 | 103 | 46 | 11 | 4 |
| ▪ Crosswalk Enhancements. | 96 | 85 | 27 | 8 | 5 |
| ▪ Street Trees, Benches & Landscaping. | 92 | 78 | 38 | 17 | 4 |
| ▪ Pedestrian Seating Areas and Sidewalk Cafes. | 80 | 85 | 39 | 16 | 4 |
| ▪ Vehicular Traffic Safety. | 49 | 93 | 61 | 12 | 4 |
| ▪ Coordinated Traffic Control Lighting. | 57 | 84 | 66 | 15 | 3 |
| ▪ Directional Signage. | 66 | 90 | 65 | 15 | 4 |
| ▪ Restoration/Preservation of Historic Buildings. | 85 | 90 | 36 | 6 | 6 |
| ▪ Gateway Entrance Signage and Advertising. | 61 | 83 | 53 | 15 | 6 |
| ▪ Design Guidelines for Facades, Awnings, etc. | 85 | 75 | 48 | 7 | 5 |
| ▪ Safer Railroad Crossings. | 55 | 88 | 55 | 11 | 7 |
| ▪ Other (Specify): | | | | | |
| 15. The sustainability of the City of Crete can be improved with... | | | | | |
| ▪ Water, Sewer & Utility Replacement. | 68 | 94 | 43 | 3 | 6 |
| ▪ Improved Streets, Sidewalks & Alleys. | 99 | 97 | 25 | 2 | 2 |
| ▪ Additional Pedestrian Safety Measures. | 65 | 88 | 56 | 3 | 4 |
| ▪ Additional Parking for Businesses/in Downtown. | 46 | 79 | 57 | 27 | 4 |
| ▪ Burying Overhead Utility Lines. | 47 | 75 | 66 | 12 | 3 |
| ▪ Business Retention, Recruitment & Expansion. | 113 | 56 | 30 | 2 | 3 |
| ▪ Marketing of Sales & Festivals. | 68 | 104 | 26 | 11 | 4 |
| ▪ Coordinated Business Hours. | 39 | 85 | 65 | 13 | 5 |
| ▪ Designation of "Historic Districts." | 46 | 68 | 64 | 14 | 7 |
| ▪ Increased Marketing of Vacant Buildings. | 82 | 78 | 34 | 5 | 5 |
| ▪ Development of an Incubator Business Program. | 36 | 74 | 82 | 6 | 5 |
| ▪ Reducing utility costs w/ alternative energy sources. | 91 | 76 | 36 | 7 | 6 |
| ▪ Other (Specify): | | | | | |

16. Where should future residential growth in Crete take place?

- North (37) **East (120)**
 South (48) West (38)

17. Should the role of Downtown Crete be expanded with new commercial and entertainment facilities?

- Yes (193)** No (30)

Should new commercial and entertainment facilities be expanded along Highway Corridors?

- Yes (190)** No (31)

If No, where should future commercial and entertainment facilities be developed?

Top Responses: South along Boswell Street, South of Highway 33 along Iris Street and East/West of Crete along Highway 103/33.

18. Do you support strict enforcement of City ordinances regarding parking, junk vehicles and property maintenance?

- Yes (202)** No (30)

HOUSING & RESIDENTIAL DEVELOPMENT

19. Do you own or rent your place of residence?

- Own (180)** Rent (61)

20. Describe the type of housing you currently reside in.

- House (196)** Apartment (28)
 Mobile Home (11) Town Home/Duplex (6)

21. Are you satisfied with your current housing situation?

- Yes (201)** No (40)

If No, why not?

Top Responses: Neighbors not keeping up with property maintenance, traffic, slum landlords and excessive vehicle parking on lawns.

22. How would you rate the condition of your home or place of residence?

- Excellent (114)** Fair – Needs Minor Repair (32)
 Good (87) Poor – Needs Major Repair (5)

If minor or major repair is needed to your home, please describe the type of repair needed.

Top Responses: Foundation repair, cosmetic improvements and tree trimming,

23. Which of the following housing types are needed in Crete?

| | Greatly Needed | Somewhat Needed | Not Needed |
|---|-----------------------|------------------------|-------------------|
| ▪ Housing For: | ----- | ----- | ----- |
| 1. Lower-Income Families | 91 | 71 | 47 |
| 2. Middle-Income Families | 125 | 73 | 16 |
| 3. Upper-Income Families | 59 | 82 | 50 |
| 4. Single Parent Families | 66 | 103 | 21 |
| 5. Existing / New Employees | 90 | 82 | 16 |
| ▪ Single Family Housing | 108 | 78 | 12 |
| ▪ Rental Housing (General) | 72 | 87 | 40 |
| ▪ Manufactured Homes | 21 | 86 | 83 |
| ▪ Mobile Homes | 15 | 34 | 138 |
| ▪ Condominiums/Townhomes | 40 | 110 | 42 |
| ▪ Duplex Housing | 45 | 109 | 36 |
| ▪ Apartment Complexes (3 to 12 Units per Complex) | 36 | 81 | 70 |
| ▪ Rehabilitation of Owner-occupied Housing | 86 | 83 | 18 |
| ▪ Rehabilitation of Renter-occupied Housing | 90 | 77 | 22 |
| ▪ Housing Choices for First-Time Homebuyers | 104 | 71 | 17 |
| ▪ Single Family Rent-to-Own | ----- | ----- | ----- |
| 1. Short-Term 3 to 5 Years | 43 | 106 | 30 |
| 2. Long-Term 6 to 15 Years | 56 | 90 | 32 |
| ▪ Duplex/Townhouse Rent-to-Own | ----- | ----- | ----- |
| 1. Short-Term 3 to 5 Years | 33 | 96 | 44 |
| 2. Long-Term 6 to 15 Years | 43 | 82 | 47 |
| ▪ One Bedroom (Apartment or House) | 25 | 77 | 73 |
| ▪ Two Bedroom (Apartment or House) | 58 | 90 | 100 |
| ▪ Three Bedroom (Apartment or House) | 86 | 74 | 24 |
| ▪ Independent Living Housing for Persons with a Mental/Physical Disability | 60 | 92 | 33 |
| ▪ Group Home Housing for Persons with a Mental/Physical Disability | 48 | 95 | 35 |
| ▪ Housing in Downtown | 28 | 69 | 83 |
| ▪ Retirement Housing – Rental | 52 | 95 | 35 |
| ▪ Retirement Housing – Purchase (Owner occupant) | 54 | 95 | 28 |
| ▪ Retirement Housing For: | ----- | ----- | ----- |
| 1. Low-income Elderly Persons | 76 | 82 | 30 |
| 2. Middle-income Elderly Persons | 73 | 83 | 24 |
| 3. Upper-income Elderly Persons | 47 | 77 | 47 |
| ▪ Licensed Assisted Living, w/ Specialized Services (i.e. health, food prep, recreation services, etc.) | 60 | 82 | 26 |
| ▪ Single-Room-Occupancy Housing (Boarding Homes) | 17 | 58 | 94 |
| ▪ Short-Term Emergency Shelters – 30 Days or Less | 36 | 86 | 49 |
| ▪ Long-Term Shelters – 90 Days or Less | 43 | 63 | 67 |
| ▪ Transitional Housing (3-12 month temporary housing) | 44 | 87 | 48 |
| ▪ Other (specify): | | | |
| ▪ Other (specify): | | | |

24. **Would you support Crete using State or Federal grant funds to conduct:**
... an owner housing rehabilitation program? **166 Yes** __73__ No
... a renter housing rehabilitation program? **136 Yes** __102__ No

25. **Would you support Crete establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house?** **199 Yes** __42__ No

26. **Would you support Crete using grant dollars to purchase, rehabilitate and resale vacant housing in the Community?** **193 Yes** __48__ No

27. **Would you support your Community using State or Federal grant dollars to provide down payment assistance to first-time homebuyers?**
169 Yes __70__ No

28. **Please provide any additional comments regarding the future of Crete:**

Thank You For Your Participation!