



FALLS CITY

DOWNTOWN REVITALIZATION PLAN

MARCH 2015



Acknowledgements

Falls City, Nebraska
2014 Downtown Revitalization Project – Phase I Update

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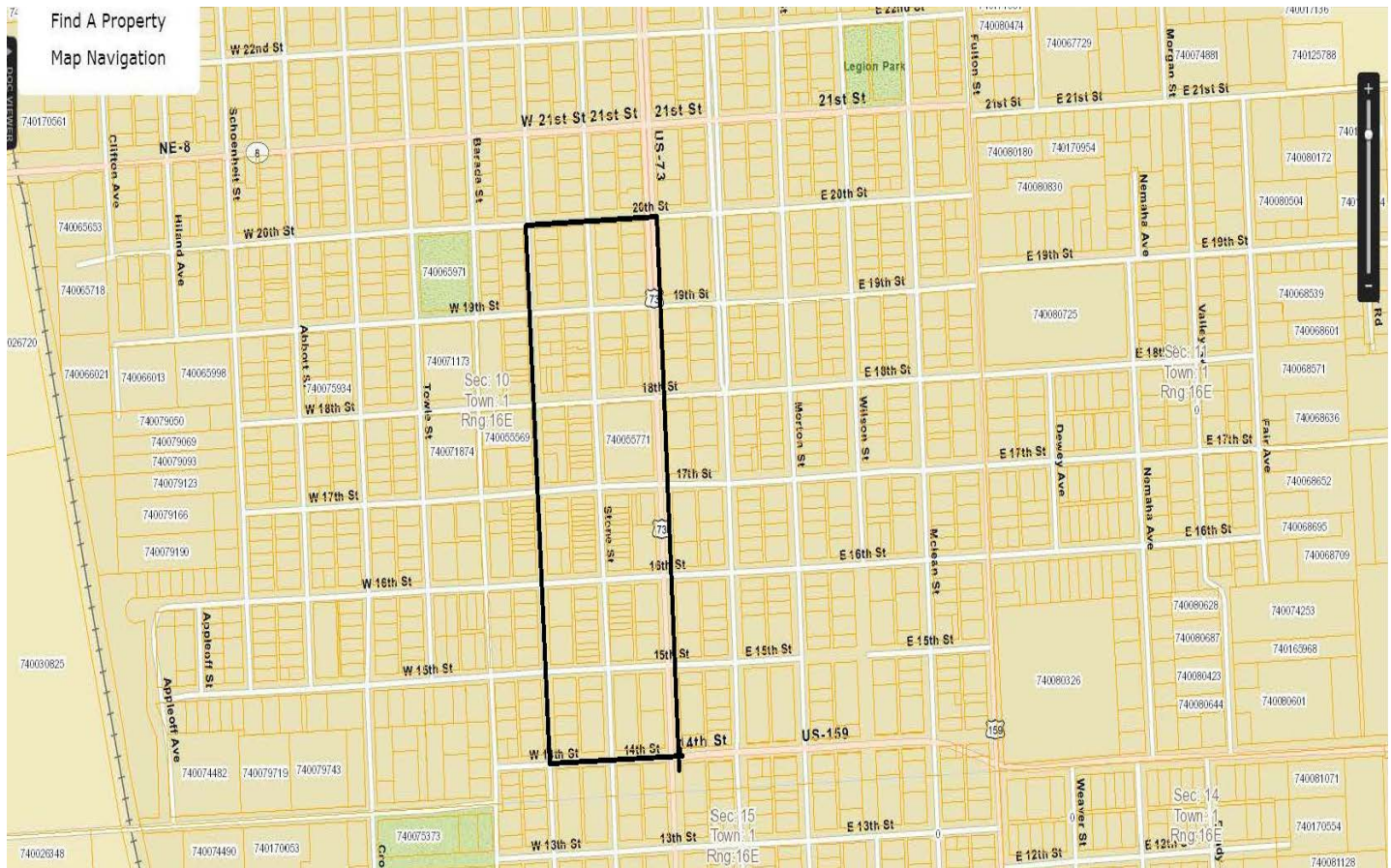
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Section I

Downtown District Map

Below is a map of the Falls City Downtown Revitalization Area. It consists of 12 blocks within the heart of downtown Falls City.

Falls City Downtown Revitalization Area



North Boundary: Middle of 20th Street

South Boundary: Middle of 14th Street

East Boundary: East side of Harlan Street (Hwy 73) – to the alley

West Boundary: West side of Chase Street – to the alley

Section II

Introduction

A. Summary of 2010 DTR Plan – Attachment 1

The Falls City Downtown Revitalization Plan was completed by RDG Planning & Design in December, 2010. It contained a Market Analysis section that looked at population and demographic characteristics for multiple geographic areas extending outward from the City of Falls City. It examined commercial, office, and residential possibilities for the City, and estimated future development potentials for these markets in Downtown.

The population of Falls City has shown a gradual decline during the past sixty years – falling from 5,146 in 1940 to 4,671 in the 2000 census. The 2010 census figures showed 4,325 people. Growth projections for the city continue to show this decline – the 2015 estimates are showing 4,167 people.

The report discussed economic characteristics like household income, business and employment, consumer spending patterns, and retail sales. Conclusions in this section indicated that success in specialty or niche markets is a strong point for the City. Downtown has a strong mix of retail and service businesses and steps should be taken to ensure continued stability of the market. Recommendations were to 1) encourage the development and expansion of emerging niche markets that attract visitors, 2) encourage retail and service uses for storefronts along Stone Street, while deterring uses that are predominantly storage or industrial related, 3) Improve joint marketing between businesses in order to attract visitors, 4) market hospitality visits to the Grand Weaver Hotel and design weekend experiences for tourism, and 5) Strengthen the connection between downtown and the highway.

The next chapter examined the existing conditions and opportunities for Falls City's downtown business district. Access & Mobility for pedestrians and vehicles were discussed in this section. The brick and curbs, one-way traffic, traffic signals and placement were all discussed. Conditions for pedestrians include high curbs, meter poles, sidewalk conditions, and connections to destinations. Safety and walking conditions were discussed. Parking in the district was also reviewed.

This sections also looked at development patterns and trends, including building use and condition. Development trends show that the downtown core is Stone Street, which is characterized by traditional commercial buildings containing retail businesses, restaurants, offices, and banks. Over the years the facades have been adapted and buildings have deteriorated. The Harlan Street Corridor is a 4-lane street that provides access on the eastern edge of downtown. The businesses along this corridor are more auto-oriented. The Chase Street Corridor are also more auto-oriented – these businesses are somewhat fractured from the commercial environment along Stone Street. The North Edge Industrial area is transitioning to a concentration of storage uses.

The condition of buildings in the downtown area are fair to poor. There is a rich architectural heritage with a number of historic buildings from the late nineteenth and early twentieth century commercial vernacular architecture. As a group they tell the story of Falls City's importance in the development of America's rural economy and the development of the nation's transportation networks. Adaptive

reuse and rehabilitation of upper stories could provide new opportunities for the downtown. Housing and office use should be a focus for use of the upper story areas. A map of contributing and non-contributing buildings is included in the chapter.

B. 2010 Projects Identified

The plan outlines the development concept of the downtown area by dividing projects into three groups: Mobility and Access, Major Project Areas, and Policies. The project list is shown below:

2010 Opinion for Probable Costs – MOBILITY AND ACCESS					
Description	Cost Range	On-Going	< 3 Years	4-10 Years	>10 Years
Harlan Street Improvements	\$25,000				X
Gateway Feature at Harlan Street	\$30,000-\$100,000		X		
Public Art and Outdoor Screening	\$40,000-\$110,000			X	
Upgrade Harlan Street Traffic Signals	\$70,000		X		
Establish Uniform Landscaping Pattern (simultaneous with Harlan Street Section Improvements)	\$100,000 Per Block		X		
Convert one-way street to two-way circulation (Policy)	NA	COMPLETED			
Replace Traffic Signals with stop signs	Savings	COMPLETED			
Light Tubes and Public Art	<\$70,000				X
Upgrade Entrances at 17 th and 18 th Streets (\$200K-\$400K per intersection)	\$400,000 - \$800,000			X	
Community Wayfinding System (design and installation)	\$15,000		X		

Opinion for Probable Costs – MAJOR PROJECT AREAS					
Description	Cost Range	On-Going	< 3 Years	4-10 Years	>10 Years
Stone Street Streetscape Upgrades I (prototype block)	\$300,000+	COMPLETED – Stone Street (17 th to 18 th St.) and 17 th Street (Stone to Harlan)			
Stone Street Streetscape Upgrades II (remaining blocks)	\$250,000 - \$350,000		X		
Stone Street Traffic Systems	SAVINGS	COMPLETED			
Courthouse Lawn Improvements	Requires Study				

Building Rehabilitation					
Upper-Story Improvements	Requires Study	X	X		
Building Façade Improvement Program (\$25,000 - \$40,000 per façade)	\$25,000	X	X		
Masonic Temple Reuse (\$40-\$70 SF)	Requires Study			X	
Ideal Cleaners Rehabilitation	Requires Study (\$200,000+)			X	
Business Signage Program (20 storefronts at \$4,000 each)	\$80,000		X		
Energy Efficiency audit and recommendation	\$0.20 - \$0.35 per SF	X	X		
Parking					
Shared Parking – 1800 Chase Street	\$280,000				X
Main Street Parking and Passageway – 1600 Chase Street (\$25 SF)	\$235,000		X		
Prichard Parking – 1700 Chase St.	\$100,000 - \$130,000			X	
Elks Lodge Parking – 1400 Stone St.	\$236,000 - \$350,000		X		
17 th Street Diagonal Parking (simultaneous with Masonic Rehab)	\$175,000 - \$250,000			X	
Falter Museum and Visitor Center					
HBA Concept (\$200 SF)		MUSEUM IN DEVELOPMENT – EXPECTED OPENING SPRING 2015			
Alternative Public market (\$100 SF)	\$640,000			X	
Vacant Lot Redevelopment – 1500 Stone Street (\$200 SF)	\$1,236,000			X	
Prichard Path	\$85,000			X	
Elks Lodge Parking Lot and Museum Path	\$236,000 - \$350,000			X	
Movie Theater (\$150 SQ @10,000 SF) – requires study	\$1,500,000				X
Wrigley Alley	\$13,000			X	
Depot Relocation	Requires Study			X	X

C. Projects Completed

The City of Falls City and the Main Street Chamber organization completed a \$550,000 project in 2012-2013 that rehabilitated the street, curb, and sidewalks along 2 block faces. The 1700 block of Stone Street and 17th Street from Stone to Harlan were completed. The sidewalks were removed and replaced, new curb was installed along both block faces, and decorative fencing, benches, trash receptacles and concrete planters were added to complete the Phase I rehab project. Historic lighting and landscaping were also added to the project.

As part of this project the traffic was returned to two-way traffic on both Stone Street and Chase Street. The stop lights were also replaced with stop signs to assist with better traffic flow as well. All intersections are now 4-way stops instead of having to wait for the traffic lights when there is no traffic. This has helped traffic flow through the downtown area. The bump-outs at the 17th & 18th Street intersections of Stone Street have been somewhat controversial, but overall the City does believe they are providing the benefits they desired. Some believe they extend too far out into the street and impede turning vehicles at these intersections. The City believes they have slowed traffic in the area to better protect pedestrians as they desired. Future design of additional intersections may take this feedback into consideration.



17th Street – Stone to Harlan Street



Stone Street – 17th to 18th Street



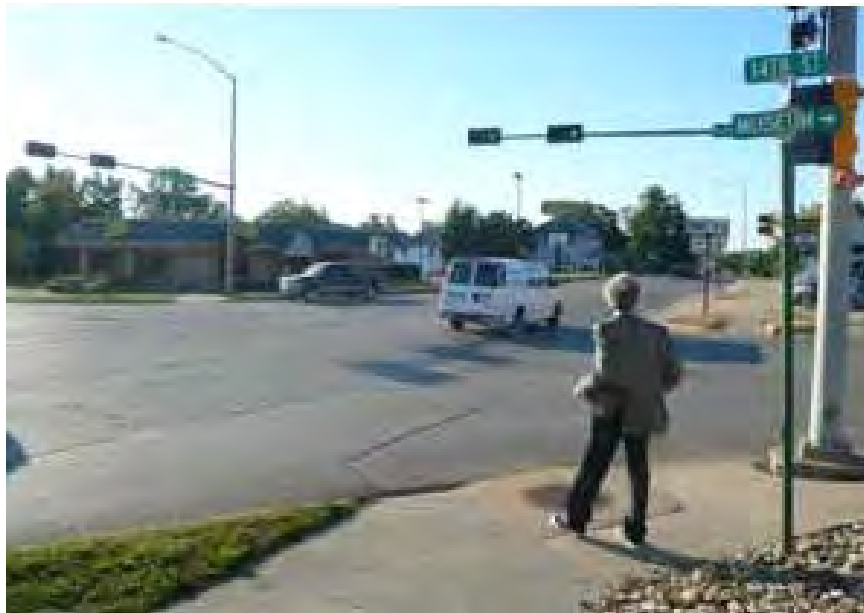
Bump Out at Corner of 17th & Stone

Another project this is currently underway is the development of the Falter Museum in the old Richardson County Bank building on the southeast corner of 17th & Stone Street. The building is currently undergoing rehabilitation in preparation for the museum on the 1st level of the building. They expect the museum to open in the spring of 2015. Rehab is estimated to cost \$125,000.



Future Falter Museum Building (formerly Richardson County Bank)

Improvements along Harlan Street (Highway 73) will most likely take place after the Nebraska Department of Roads completes their improvements to Highway 73. They currently are planning to repave the highway in 2017, which may or may not include new turning lanes into the downtown area. Public meetings and final design have to be conducted yet, so exact specifications have not yet been decided. Many of the project ideas will be contingent upon what improvements are made to Harlan Street as part of this project. Gateway features, traffic signals, landscaping, and public art projects are all still being considered, but would not be completed until the re-paving project is completed in 2017/2018. These items will be determined at that time.



Harlan Street/Highway 73

Section III

Community Studies/Reports

A. Comprehensive Development Plan – 2014 – By Olsson Associates – Attachment 2

A new Comprehensive Development Plan was completed in 2014 by Olsson Associates. There was a lot of public participation with a MindMixer survey, special interviews, and focus group meetings throughout the process. They interviewed a number of key individuals in the community, met with the Falls City EDGE Board, Main Street and Chamber groups, a Housing group, City group, and a youth group. They also had 2 town hall meetings to gather input into the process. The following information outlines issues, goals, objectives, and policies that the City of Falls City has put in the Comp Plan that impacts the Downtown Revitalization Area.

Section 4 of the plan addresses Housing in Falls City. Goal H-4 indicates that the city needs to establish quality new housing throughout the community, but specifically need to work with building owners to find ways to develop upper story housing in the downtown area.

Section 5 of the plan addresses the Economy and Economic Development in Falls City. Economic Development Goal #1 states the City will cooperate regionally to 1) Promote a sustainable, strong, diverse and healthy economy, 2) Promote the retention and expansion of existing businesses, 3) Foster and develop the startup of new businesses, 4) Encourage the relocation of environmentally responsible business to the Falls City region, 5) Promote income levels that are higher than the national average, and 6) Ensure the sustainable economic use of the natural resources and the safe and effective use of utility resources as well as recycled materials. Goal #2 is to create a healthy and stable local economy by retention, expansion, and recruitment of businesses. They have several policy statements to help implement this vision.

Section 7 includes some energy strategies for residential and business uses. Some commercial/industrial strategies include converting to florescent lights, converting to digital/programmable thermostats, installing additional insulation, new high-efficiency air/heat units, and Energy Star water heaters. More costly ways to make a business more energy efficient include: installation of energy-efficient low-e windows and/or storefronts, new insulation in exterior walls, use of solar panels, use of individual scale wind energy systems, installing geothermal heating and cooling systems, and new storefronts with insulated panels and insulated low-e glazing. These same strategies can be used in public facilities as well. One of the energy goals (1.5) includes replacing older storefronts to more energy efficient storefronts that fit the historical character via a façade improvement grant or loan program.

Section 8 of this plan addresses Land Use in Falls City. Land use in the downtown area would focus on commercial activities that promote basic retail, service, and office uses. In addition, the development of quality upper level housing should be undertaken. Typical use of spaces in downtown would include: general retail businesses on all floors, general offices on all floors, restaurants without a drive thru, drinking establishments, entertainment districts, public facilities, single-family dwellings on upper floors, religious uses and structures, educational uses and structures, and community/recreational center. Things to consider are traffic control, parking, historic character of the area, and potential

design modifications. Commercial Land Use Objective 2.4 indicates continued redevelopment of the historic downtown commercial district should be encouraged and assisted whenever possible. This section also addressed community character factors like community entrances, wayfinding, signage, and landscaping. All of these factors contribute to the character of physical and psychological experiences. Historic preservation is also important for the City of Falls City. They should preserve the 19th and early 20th century architecture throughout the city. Future historic preservation goals and policies will strive to maintain the rich history found in the community. Specific objectives include: encourage the maintenance and preservation of all architecturally significant buildings, including the homes; develop special funding programs focused on historic preservation and continually look to promote additional ones as they become available; consider preservation versus demolition when a significant building falls into extreme disrepair; maintain and preserve the existing brick paving that is found throughout the entire downtown; and updated zoning codes should provide better protection for the historic areas of Falls City.

Section 10 of the plan discusses transportation systems in Falls City. The Nebraska Department of Roads has several projects planned in and around the city. Plans include resurfacing Highway 73 in Falls City between 2013-2018. It is currently scheduled in 2017 according to the City. Approximately \$21,950,000 in repairs and upgrades in the Falls City area are planned over the next 5 years.

B. Zoning Ordinance – Prepared by Marvin Planning Consultants – 2013

The zoning ordinance is designed to implement various elements of the comprehensive plan as required by state statutes. See Attachment 3 for the Table of Contents for the Zoning Ordinance.

C. Subdivision Regulation – Prepared by Marvin Planning Consultants in association with Olsson Associates – 2014

The City of Falls City has adopted Subdivision Regulations that must be applied to all land within the legal boundaries of the City of Falls City, to subsequent annexation, and also to all land lying within one mile of the corporate limits of the City, and not located in any other municipality. See Attachment 4 for the Table of Contents for the Subdivision Ordinance.

D. Blight & Substandard Determination Study – Downtown/Highway Corridors
Redevelopment Area – Prepared by Hanna:Keelan Associates, P.C. – Nov. 2009
(See Attachment 5 for the Table of Contents)

The redevelopment areas identified in the study contain an estimated 62 acres. This equals about 38% of the incorporated area of the City. The redevelopment area includes the entire Downtown Revitalization Area included in the 2014 DTR grant.

The substandard factors in the Falls City Redevelopment Area include a strong presence of factors for dilapidated/deterioration, age or obsolescence, inadequate provision for ventilation, light, air,

sanitation or open spaces, and existence of conditions which endanger life or property by fire and other causes. The field survey identified 195 (37.1%) of 525 total structures in the Redevelopment Area as Deteriorating or Dilapidated. The survey also showed approximately 392 (74.6%) of the buildings are 40+ years of age (built prior to 1969). Additionally, the estimated average age of commercial structures in the area is 66.9 years. There is a lack of municipal infrastructure in large tracts of vacant land planned for residential uses. Additionally, portions of the water and sanitary sewer distribution systems are under sized by current development standards and are becoming excessively old, thus prone to repeated maintenance and or replacement. Also, approximately 48.3% of the total 597 parcels surveyed had only “fair” to “poor” overall site condition. The primary contributing factor for the existence of conditions which endanger life or property include wood frame buildings and masonry buildings with wooden structural elements that are deteriorating or dilapidated and prone to catch fire, along with the advanced age and associated condition of water and sanitary sewer mains.

The blight factors in the Falls City Redevelopment Area that include a strong presence of the following factors are:

1. Deteriorated or dilapidated structures - There are 195 (37.1%) of 525 total structures in deteriorating or dilapidated condition.
2. Faulty Lot Layout – Inadequate lot sizes and parcels replatted by metes and bounds descriptions both into smaller parcels and parcels oriented the opposite direction to front on a different street.
3. Insanitary or Unsafe Conditions – Substandard structures and the advanced age of structures and undersized water mains, as well as water and sewer mains that are outdated in portions of the Redevelopment Area.
4. Deterioration of Site or Other Improvements – 48.3% (288 parcels) have “fair” to “poor” overall site conditions.
5. Diversity of Ownership – At least 546 owners, unduplicated on a block-by-block basis, existed throughout the Redevelopment Area.
6. Improper Subdivision or Obsolete Platting – lot sizes in the original platting within downtown and along the highway corridors are not supportive of today’s commercial retail or residential needs. Several residential and commercial structures are placed upon multiple, small width lots, due to many structures requiring more land than a single 25’ width lot.
7. Existence of Conditions which Endanger Life or Property – Existence of wood frame and masonry buildings with wooden structural elements that are deteriorating or dilapidated and prone to catch fire. Many of these structures were observed to be in deteriorating or dilapidated condition. Additionally, the age and size of water mains are substandard by current development standards.

The blight factors in Falls City Redevelopment Area that include a Reasonable Presence of the factors are:

1. Existence of defective or inadequate street layout – Highway 73 and 159 as primary streets that have high volumes of automotive and heavy truck traffic that conflict with pedestrian and local automotive circulation patterns.

2. Tax or Special Assessment delinquency exceeding the fair value of land – research in the Richardson County Assessor and Treasurer Offices indicated that almost 10% of the parcels in the Redevelopment Area were currently tax delinquent.

E. Bucket Tax Increment Financing (TIF) Redevelopment Plan – Approved by City Council 7/22/13

The Community Redevelopment Authority (CRA) of the City of Falls City intend to use TIF funds to provide for the financing of a redevelopment project in Area #1. The Project Descriptions include:

1. Utility and infrastructure for commercial, industrial, and residential development.
2. Community Medical Center Access Road.
3. Paving the Airport Road from 21st Street to the Airport.
4. Development of the 10.1 acres in industrial site.
5. Housing Development on Community Medical Property.
6. Provide grants and loans for rehabilitation purposes throughout the redevelopment plan area.

F. Historic District Designation – 12/31/13 – Attachment 6

The Falls City Commercial Historic District was officially listed on the National Register of Historic Places on December 31, 2013. The City is not a Certified Local Government and they do not have a historic preservation ordinance or commission that regulates changes to buildings in their historic district. The listing does not place limits on property owners, and they are free to modify their buildings as they wish. When federal funds are utilized for rehab projects they must submit information about the project to the State Preservation Office for a Section 106 review. This review will determine whether there are any adverse effects being caused by the proposed changes, and they may make suggestions to better preserve the building and its historic significance.

The Historic District consists of 62 contributing and 13 non-contributing buildings, 1 contributing structure (brick street), and 1 contributing and 1 non-contributing object. The Nomination paperwork lists the contributing and noncontributing buildings in the district with some history of each.

G. One & Six Year Street Plan – Attachment 7

Upon review of the 2015 One & Six Year Street Plan completed by Olsson Associates, there are no projects planned within the Downtown Revitalization area.

Section IV

Community Input

The community was very involved in providing input into the Falls City Downtown Revitalization Plan update process. Several meetings were held to gather input and a survey (Attachment 8) was distributed to gather written comments as well.

A. Business Leader Session

On October 28, 2014 an input session was held as part of the Chamber Bash gathering at the Grand Weaver Hotel in Falls City. Approximately 40 people were present to learn about the Downtown Revitalization Project and to provide input into the process. A survey was distributed to all participants to provide written comments on the 2010 DTR Plan projects and to provide additional input for new ideas. A general discussion about what the City is trying to accomplish and what the business owners see as needs in the area was held. Business owners asked questions about how potential funds could be used.

B. City Council & City Organizations

On November 21, 2014 an input session was held at City Hall in Falls City to gather input from council members and other civic organizations. Members of the city staff, Falls City EDGE, and the Falls City DTR Committee attended the meeting. There were about 12 people in attendance at this meeting. The survey was distributed to all participants and they were asked to complete the survey and return it to the Chamber office or SENDD. Discussion about specific project ideas at Prichard Auditorium and Harlan Street/Highway 73 were brought up. The City expects NDOR to do some repaving work on Highway 73 in 2017. Discussed possible façade improvements to businesses downtown, sidewalks throughout the area and the need for a community center.

C. Town Hall Meeting

On December 16, 2014 an open town hall meeting was held at City Hall in Falls City to gather input from the general public. Approximately 30 people attended this meeting. The survey was again distributed and participants were asked to complete the survey and return it to the Chamber office or SENDD. Discussion included the bump-outs installed during the last DTR project, need for more sidewalk replacement, and proposed improvements to Harlan Street by NDOR. Also discussed how the Historic District designation affects future projects.

D. Priority Setting Meeting - Attachment 9

On January 13, 2015 an open town hall meeting was held at the Grand Weaver Hotel to review the survey results and to prioritize the project ideas. Approximately 40 people attended this meeting to set the priorities for the Downtown Revitalization Plan. The top 10 survey results were reviewed, along with “new” project ideas.



Top 10 Survey Results: (49 surveys tallied) – in order of importance

1. Building Façade Improvements
2. Phase II – Stone Street Upgrades
3. Prichard Parking – resurfaced/re-striped, upgrade north side w/landscaped path to connect parking to downtown & auditorium.
4. Community Way-Finding Signs
5. Building Rehab – upper story improvements
6. Vacant Lot Redevelopment (across from Mini Park) – parking/restrooms
7. Prichard Path (18th St – Stone to Barada) – landscaped path – upgrade sidewalk and plant trees along path.
8. Energy Efficiency upgrades to buildings (insulation, windows, ceiling repairs, heat/air, and lighting)
9. Depot Relocation
10. Courthouse Lawn Improvements

New Project Ideas: (in no particular order)

1. Sun Mart parking lot upgrades
2. Business incubator space
3. Public restrooms
4. Reduce bump-out size
5. Recreation Center
6. Additional parking
7. Additional sidewalk improvements
8. Community Building/Center

The group was then asked to prioritize from this list of top survey results and new project ideas by placing 3 colored dots next to the projects they thought were most important. They could place all 3

dots on one project or spread them over 3 projects. The results of the prioritization process are shown below. Project ideas that did not receive any votes do not show a ranking.

Falls City Project Idea Matrix

<u>Buildings:</u> Façade Improvements #1 Upper Story Rehab Tied #12/#13/#14 Energy Efficiency Upgrades – (doors, windows, lighting, ceilings, heat/air) #3 Awnings/Signage #7	<u>Infrastructure:</u> Phase II – Stone Street #4 Prichard Parking Lot Sun Mart Parking Lot Additional Parking Tied #10/#11 Reduce Bump-Out Size #5 Sidewalks/Lighting/Widen Streets #2 Prichard Path/Trail to Downtown Other Street Improvements
<u>Other:</u> Wayfinding Signs Tied #10/#11 Vacant Lot Redevelopment Depot Relocation Tied #12/#13/#14 Courthouse Lawn Improvements Public Restrooms #6 Recreation/Community Center Tied #8/#9 Indoor Pool New Christmas Decorations Green Space Tied #12/#13/#14 Business Incubator Space Tied #8/#9	

The Downtown Revitalization Committee then met with Nebraska Department of Economic Development staff (Brian Gaskill) on January 27, 2015 to discuss the priority project list and to conduct a tour of the downtown Falls City area. The committee wanted to review the project list and discuss what projects would be eligible for DTR funding and discuss other sources of funds for the projects. The tour provided a close-up look of downtown issues for the NDED staff and helped provide a basis for project discussion after the tour. The group had several questions for NDED staff and discussed the feasibility of several project ideas. The group made the following project priorities for the 2014/2015 DTR Implementation:

1. Building Façade Improvements – including energy efficiency components
2. Stone Street Improvements – sidewalks, curbs, remove meter poles, lighting, and some decorative planters, benches, or fencing.
3. Awnings/Signage for businesses
4. Directional signage to off street parking

The City will apply for DTR Implementation funding for these projects. NDED staff seemed to support these items and they ranked high in the survey and priority setting processes.

Section V

2015 Updated Project List

2015 Updated Project List:

In the update of the Falls City Downtown Revitalization Plan projects have been divided into three basic areas: Buildings, Infrastructure, and Other projects.

BUILDINGS:	Cost Estimate	Status
1. Building Façade Improvement Program – rehab under-utilized or vacant buildings for office or housing space. Including energy efficiency upgrades	\$199,800	Utilize 2014 DTR Funds (including match) for commercial building façade improvements.
2. Upper Story Rehabilitation – residential and office space development	To be studied/designed	Long-term goal to encourage improvements by owners.
3. Awnings/Signage Program – wall mounted signs and awnings	Part of #1 – Building Façade Program	Utilize 2014 DTR Funds (including match) for eligible signs or awnings as part of Building Façade Improvement Program.
INFRASTRUCTURE:		
1. Phase II Stone Street Upgrades – Sidewalks, curbs, planters, remove meter poles, lighting, banners, and handicap access. *Stone Street – 16 th to 17 th Street - #1 Priority *Stone Street – 15 th to 16 th Street - #2 Priority *Stone Street – 18 th to 19 th Street - #3 Priority	\$244,200	Utilize 2014 DTR Funds (including match) for <u>at least</u> 1 block of additional improvements on both sides of street.
2. Additional Sidewalk, Lighting/Street Widening Projects – additional street upgrades along Stone and Chase Streets.	\$100,000 per block (both sides)	Utilize DTR Program Income & Other Funds for future phases of improvements along Stone & Chase Streets.
3. Parking Signage – directing to parking areas behind stores	\$5,000 Estimate	Utilize Visitor Bureau Funds
4. Reduce Bump-Out Size – City to monitor vehicle and pedestrian traffic to determine need for reducing.	Unknown	Monitor need to alter bump-outs.
5. Prichard Path/Trail to Downtown – develop landscaped path connecting downtown with Prichard Auditorium. Upgrade sidewalk and landscape along path/trail.	\$100,000	Seek sources of funds to develop
6. Other Street Improvements – as provided by the 1&6 Year Street Plan	None planned in DTR Area at this time.	Additional street/infrastructure improvements in the DTR area as provided by the 1&6 Year Street Plan.
7. Harlan Street/Highway 73 Improvements – NDOR will be resurfacing Harlan Street in 2017. Gateway & Entrances to downtown will be considered at that time. Uniform landscaping and special lighting will be considered then also.	To be designed	NDOR will be making improvements in 2017. Other downtown features may be designed at that time.

OTHER PROJECTS:		
1. Community Wayfinding Signs – Directional signs to downtown and/or facilities (museums, parks, etc) from Harlan Street.	\$15,000	Will investigate what is allowed on Harlan Street and plan accordingly.
2. Vacant Lot Redevelopment (Novak Lot) – Possible site development for public restrooms, Library facilities, or commercial office space	To be designed	Contact owner to discuss possible options to purchase and develop space.
3. Depot Relocation – convert to office, museum, restaurant, or public restrooms. Could be converted into a community center.	To be designed	Discuss possibilities to relocate and develop in the downtown area.
4. Courthouse Lawn Improvements – update west side of lawn to become a functional open space. Sidewalk from main entrance to memorial then to 17 th St. Semi-circle plaza in the lawn creating an amphitheater-like seating ledge. Grass terraces toward the upper level retaining wall to provide natural seating spaces.	To be designed	Long-term goal to work with the County on improvements to enhance the downtown area.
5. Public Restrooms – Possible sites for development may include the Mini Park or lot across from the phone company at 17 th St. between Stone & Chase.	\$50,000 - \$75,000	Research possibilities of developing public restrooms in downtown area.
6. Recreation/Community Center + Pool – Could be developed as part of the Depot Relocation or Vacant Lot development.	To be designed	Long-term goal to develop community activity center in the downtown area.
7. New Christmas Decorations – acquire new and more decorations for the downtown area.	Unknown	Seek private donations, Chamber or City funds to update decorations.
8. Green Space – general landscaping and green space should be part of any streetscape improvement projects.	To be designed with individual projects	Integrate green space/landscaping designs into street improvement projects.
9. Business Incubator Space – Develop city-owned commercial building space for short-term new business start-ups.	Unknown	Acquire building(s) to utilize for incubator-type businesses.
10. Elks Lodge Parking Lot and Museum Path – upgrade Elks Lodge parking lot w/ marked stalls, landscaping and paths that guide pedestrians from downtown to the Richardson County Museum and Shopko. Splash pad at 14 th Street across from Library.	\$200,000 - \$300,000	Long-term goal to upgrade path/trail.
11. Public Art and Outdoor Screening/Fencing of outdoor storage areas along Harlan Street – screen prints or murals on panels/buildings showing historical images.	\$50,000 - \$100,000	Still under consideration – would be coordinated with Harlan Street Improvements in 2017.

The projects highlighted in yellow above have been identified as the priority projects to implement with the 2014 Downtown Revitalization Grant – Phase II funds of \$350,000. The DTR Committee reviewed all of the survey and priority setting voting information and are recommending these projects be implemented first.

1. Building Façade Improvement Program (including awnings/signage) – The committee recognizes the need for extensive rehab work to structures in the DTR area. They have never funded such a program and expect a good number of building owners to participate in the program. They recommend spending \$149,850 CDBG Funds+ \$49,950 Match = \$199,800 on this activity to start with.
2. Phase II Stone Street Upgrades – The committee would like to see the continuation of improvements along Stone Street. They particularly want to work on sidewalks and curbs in the 1500 to 1700 block and 1800 to 1900 blocks along Stone Street. Historic lighting and removing old meter poles would be included in this project. They expect to reduce the amount of planters, benches, trash receptacles along this section of Stone Street. They are reserving \$\$183,150 CDBG Funds + \$61,060 Match = \$244,200 for at least 1 additional block (both sides of the street) of improvements with the 2014 DTR Funds. The City does believe they will be able to complete more than 1 block with these funds.

The committee would also like to improve the signage pointing customers to public parking areas behind businesses. There are a couple of public parking lots along Chase Street that are available to access for downtown business customers and employees of the businesses. Additional signage to these areas will help visitors find parking to enjoy the downtown environment. They will try to utilize Visitor Bureau funds to assist with implementing this project.

The Nebraska Department of Roads is planning to resurface Harlan Street (Highway 73) in 2017. The City would like to make some Downtown Gateway Improvements off Harlan Street, but will wait to design these until they the resurfacing project is done. These gateway entrances and wayfinding signage towards downtown will have to receive NDOR design approval, so they will try to coordinate these projects with NDOR as part of the highway project. They will consider some outdoor screening/fencing of outdoor storage areas along the highway during this time as well. The City has many long-term goals for downtown improvements that they will keep on the project list to explore as time goes on. They would like to develop the vacant lot into some sort of public facility (restrooms, additional library facilities, or even commercial office space). They would also like to work with the County to make some Courthouse lawn improvements that would provide additional public space for activities.

Section VI

Funding Sources

There are a variety of funding sources available for various types of projects. Below is a brief list of sources that may be available for downtown revitalization activities.

City General Revenue – general revenues can be appropriated through the city’s annual budget process to finance services, improvements, facilities, and development projects.

Downtown Bond Issues – can be used to finance major public projects or improvements. General obligation bonds require voter approval.

Local Option Sales Tax (LB 840) – Falls City voters would have to approve a sales tax for economic development. These funds could be used to finance public and private projects that support local development objectives.

Private and Foundation Grants/Donations – individual foundation contributions could be applied to Downtown projects that could be named to recognize an individual or group of contributors.

Tax Increment Financing (TIF) – TIF funds permit the use of a portion of local property and sales taxes to assist funding the redevelopment of certain designated areas within your community.

Community Development Block Grants (CDBG) – These funds are administered by the Nebraska Department of Economic Development. The City has previously received Downtown Revitalization Funds and is currently updating the Downtown Revitalization Plan to receive a second round of implementation funds. Other CDBG funds that the city could be eligible for are Public Works and Housing grants.

Historic Tax Credits (federal) – a 20% investment tax credit for certified rehabilitation of National Register or National Register-eligible buildings can be applied for through the Nebraska State Historic Preservation Office.

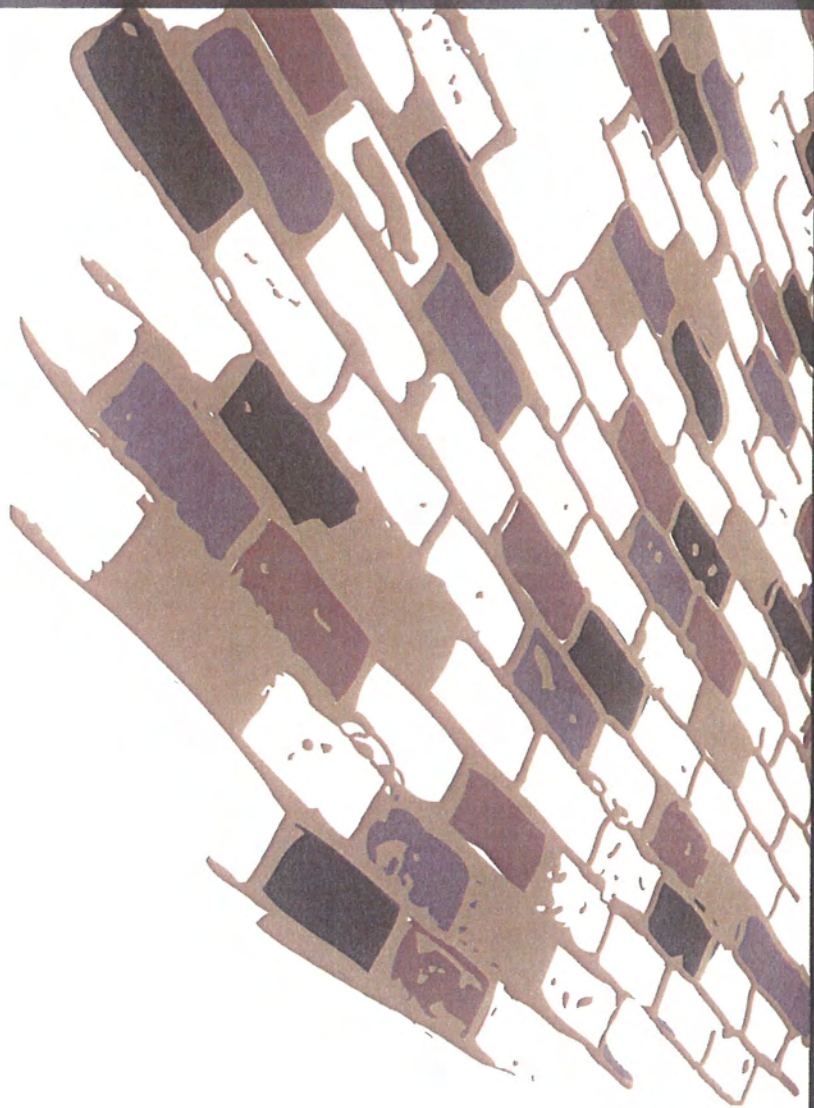
ReTree Nebraska – includes a variety of grant opportunities for landscaping and tree planting in public areas. They have several programs available that could be utilized for these types of projects.

Transportation Enhancement Program – Provides up to 80% federal financing for enhancements to major transportation corridors, trails, and other non-motorized transportation projects, and the preservation of historic transportation structures (like brick streets).

USDA Rural Development Programs – Programs for businesses, energy conservation, and renewable energy, housing, community facilities, and rural water and waste are available.

Chamber of Commerce/Visitor Bureau – Local tourism funds could be used for wayfinding signage for tourism sites or parking areas within the community.

Draft: December 18, 2010



Downtown Revitalization Plan Falls City

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FALLS CITY, NEBRASKA

COMPREHENSIVE DEVELOPMENT PLAN ZONING AND SUBDIVISION REGULATIONS 2014

Plan Prepared by:



In Association with:



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The Falls City Comprehensive Development Plan, Zoning & Subdivision Regulations were funded in part Falls City EDGE and the City of Falls City.

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CITY OF FALLS CITY RICHARDSON COUNTY, NEBRASKA

ZONING ORDINANCE

ADOPTED BY THE CITY OF FALLS CITY, NEBRASKA

Prepared By



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CITY OF FALLS CITY

RICHARDSON COUNTY, NEBRASKA

SUBDIVISION REGULATIONS

ADOPTED BY THE CITY OF FALLS CITY, NEBRASKA

Prepared By



In Association with



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FALLS CITY, NEBRASKA

DOWNTOWN/HIGHWAY CORRIDORS REDEVELOPMENT AREA

BLIGHT & SUBSTANDARD DETERMINATION STUDY



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NOVEMBER, 2009



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January 16, 2014

City of Falls City
2307 Barada
Falls City, NE 68355

Dear Sir/Madam:

We are pleased to announce that the *Falls City Commercial Historic District* was officially listed on the National Register of Historic Places on December 31, 2013.

The National Register is the nation's inventory of properties considered to be worthy of preservation. Listing does not affect the ownership of or access to the property. It does offer some protection from adverse effects arising from federally funded or licensed projects in the near vicinity. Listing also provides eligibility for certain benefits for income-producing properties under the Tax Reform Act of 1976, as amended, the Economic Recovery Tax Act of 1981, as amended, and for matching grants-in-aid, subject to availability of funds.

Enclosed is a copy of the nomination for your reference and files. A leaflet on National Register plaques is also enclosed, but plaques are entirely optional. Please let us know if you have any questions.

Sincerely,

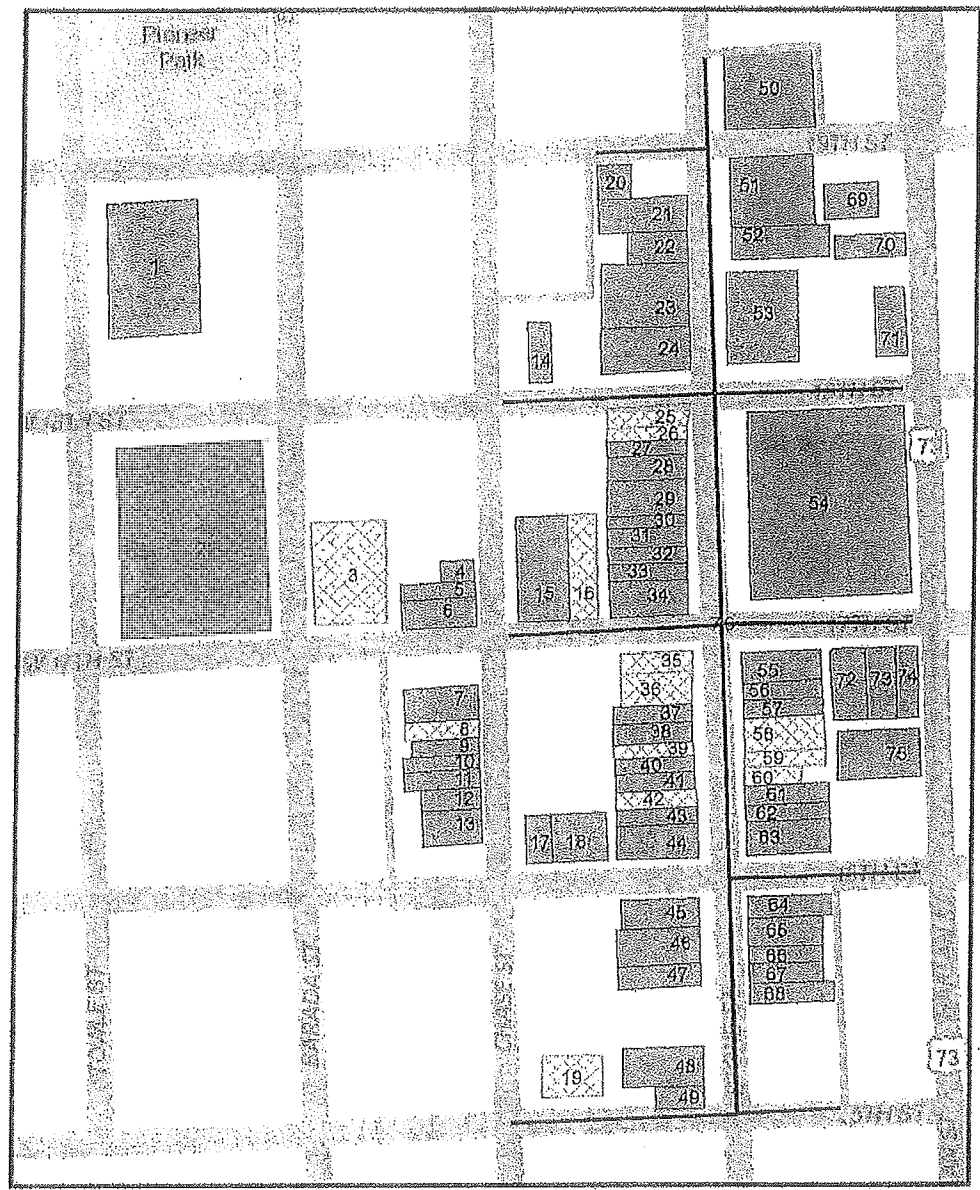
A handwritten signature in dark ink, appearing to read "Michael J. Smith".

Michael J. Smith, Director/CEO
State Historic Preservation Officer

Enclosures

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
p: (800) 833-6747
(402) 471-3270
f: (402) 471-3100
www.nebraskahistory.org

Falls City Commercial Historic District
Boundary Map and Building Numbers



Legend

- Contributing
- NonContributing
- District Boundary
- Brick Street

0 150 300 600 Feet





Falls City Commercial Historic District

Richardson County, Nebraska

Name of Property

County and State

metal canopy spans the entire length of the building, while above the canopy, a metal slip cover envelops the rest of the building.

#59: 1610 Stone, Radio Shack, c. 1900

This one story commercial building has a glass storefront with central entrance and is clad with vinyl strips aligned vertically. The cladding likely conceals a brick facade. The building has a sign each for Radio Shack and U.S. Cellular.

#60: 1608 Stone, Miller Monroe & Falls City Travel, c. 1900

This one story storefront features two doors, a metal canopy, and a mansard roof with green tile shingles, which was likely added in the 1950s or 1960s. The transom window has been covered with modern siding material.

Building Inventory Contributing: ☐ Non-Contributing: ☐

Historic/Common Name	Address	Built Date	Photo #	Map #	NehHS#
National Guard Armory/City Hall	1820 Towle	1936	26, 27	1	RH03-375
Prichard Auditorium	312 W. 17th	1939-1940	28	2	RH03-027
Haworth Seamless Gutters	224 W. 17th	c. 1952	25	3	RH03-417
Country Cable/Dish	1707 Chase	c. 1920	-	4	RH03-413
Meyer Home Center	1705 Chase	c. 1920	15	5	RH03-412
Jim Hill's Paint & Glass	1701-1703 Chase	c. 1920	15	6	RH03-455
Jim Hill's Paint & Glass	1619-1623 Chase	c. 1920	9	7	RH03-245
Jim Hill's Paint & Glass	1617 Chase	c. 1915	9	8	
Joy's Machine Shop	1615 Chase	c. 1920	9	9	RH03-454
Farmer's Repair & Machine Shop	1613 Chase	c. 1920	9	10	RH03-244
1611 Chase	1611 Chase	c. 1920	9	11	RH03-453
1609 Chase	1609 Chase	c. 1920	9	12	RH03-452
Jones Air Conditioning	1605-1607 Chase	c. 1920	9	13	RH03-451
Erath Building	120 W. 18th	1900	13	14	RH03-378
114-118 W. 17th	114-118 W. 17th	c. 1925	-	15	RH03-415
Southeast Nebraska Communications/Towle Realty	110-112 W. 17th	1953	-	16	
116-120 W. 16th	116-120 W. 16th	c. 1900	-	17	RH03-449
112-114 W. 16th	112-114 W. 16th	ca. 1900-1925	-	18	RH03-450
Great Western Bank	114 W. 15th	1969	-	19	
Blue Collar Auto/former filling station	1823 Stone	c. 1925	1	20	RH03-465
The Would Eye	1819-1821 Stone	c. 1925	1	21	RH03-428
1813-1817 Stone	1813-1817 Stone	c. 1925	1	22	RH03-427
Eddie Motors	1805-1811 Stone	c. 1925	1	23	RH03-426
SEINA/Takes Two/Rogers Shoe Shop/former Montgomery Ward	1801-1803 Stone	1928	1, 12	24	RH03-218 & RH03-425
Falls City Fitness Center	1723 Stone	c. 1920	2	25	
Stephanie's Epic Cakes	1721 Stone	c. 1925	2	26	
Weaver & Merz Law Office	1719 Stone	c. 1910	2	27	RH03-422

Falls City Commercial Historic District

Richardson County, Nebraska

Name of Property

County and State

Historic/Common Name	Address	Built Date	Photo #	Map #	NHRS#
Bartek Chiropractic/ Cedar Hollow Foods	1717 Stone	c. 1910	2	28	RH03-219
Norma's Antiques/Former River Theater	1715 Stone	c. 1925	2	29	RH03-421
Schulenberg Bakery	1713 Stone	c. 1915	2	30	RH03-419
Former CRT	1709 Stone	c. 1880	2, 10	31	RH03-161
Alternative School	1707 Stone	c. 1880	2, 10	32	RH03-418
Main Street Falls City, Edge Falls City Chamber	1705 Stone	c. 1880	2, 10	33	RH03-068
F&M Bank (Former Falls City State Bank and First National)	1701-1703 Stone	1894-95	2, 10	34	RH03-414
Edward Jones, Robert Aitken, CPA, Jaydees Place	1619-1623 Stone	c. 1880	4, 5, 20	35 & 36	
Memory Lane Décor	1617 Stone	c. 1910	4, 5, 20	37	RH03-220
Brown's Shoe Fit Co.	1615 Stone	c. 1930	4, 5, 20	38	RH03-220
The Studio	1613 Stone	1910	4, 5, 20	39	
Flair Boutique	1611 Stone	c. 1880	4, 5	40	RH03-440
Flair Boutique	1609 Stone	c. 1880	4, 5	41	RH03-072
Wolfe's Printing	1607 Stone	c. 1884	4, 5	42	
Hometown Floral	1605 Stone	c. 1884	4, 5	43	RH03-441
Dorrington Building/Falter Store	1601-1603 Stone	1881	4, 5	44	RH03-442
Ryan Building	1523 Stone	c. 1884	6	45	RH03-221
Gehling Theater/True Value Hardware	1519 Stone	1892-93	6	46	RH03-076
McCarthy Building/former Oil City Theatre	1517 Stone	c. 1941	6	47	RH03-461
Bill's Used Furniture	1503-1505 Stone	c. 1961	6, 21	48	RH03-445
F&M Bank Drive-Thru	1501 Stone	1961	6, 21	49	RH03-444
former Morehead Garage	1900-1910 Stone	1915	19	50	RH03-265
Falls City Auto Supply	1818-22 Stone	1923	8	51	RH03-430
Rivoli Theatre	1812-1816 Stone	c. 1923	8	52	RH03-217
Grand Weaver Hotel/former Weaver and Stephenson Hotel	1800-1810 Stone	1924	8, 14	53	RH03-070
Richardson County Courthouse/Public Square	1700 Stone	1923-1925	23, 24	54	RH03-069 RH03-420
Richardson County Bank	1620-1624 Stone	1921	3, 22	55	RH03-071
A&G Restaurant/ former Brown's Café	1618 Stone	c. 1920	3, 22	56	RH03-437
Hoot N Annie's/Jenkins Financial	1616 Stone	c. 1920	3, 22	57	RH03-464
Mary's Appliance/ Heritage Falls	1612-1614 Stone	ca 1920	3, 22	58	
Radio Shack	1610 Stone	1900	3, 22	59	
Miller Monroe / Falls City Travel	1608 Stone	c. 1900	3, 22	60	

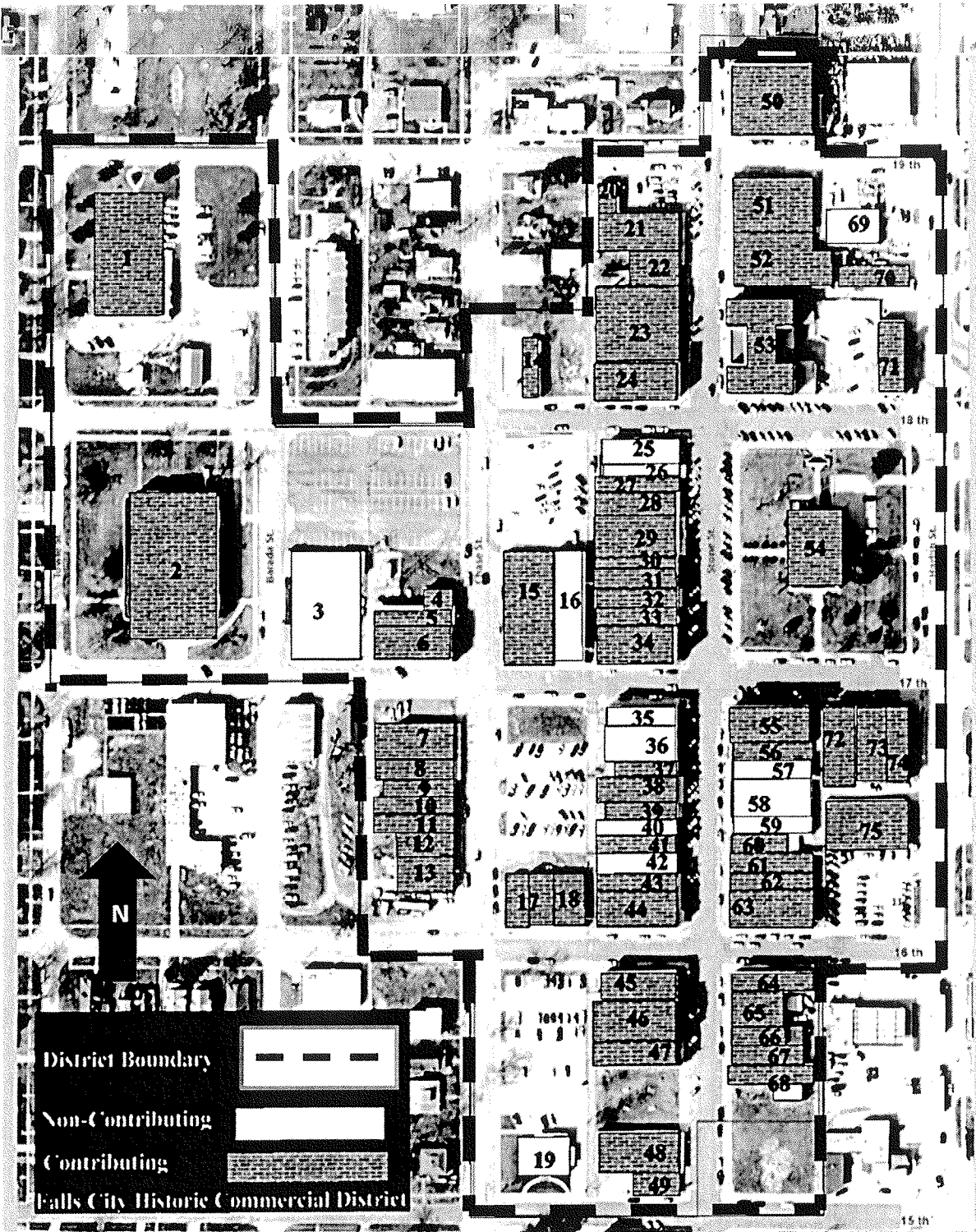
Falls City Commercial Historic District

Richardson County, Nebraska

Name of Property

County and State

Historic/Common Name	Address	Built Date	Photo #	Map #	NehRS#
Gerhardt Building / Yesterday's Closet	1606 Stone	c. 1880	3, 22	61	RH03-073
Etc. Annex	1604 Stone	c. 1880	3, 16, 22	62	RH03-439
Slocum Building	1600-1602 Stone	c. 1929	3, 16, 22	63	RH03-074
Nebraska State Bank Building/Chaney's Furniture Annex	1520-1524 Stone	c. 1880	7	64 & 65	RH03-075
La Fiesta Mexican Restaurant	1518 Stone	c. 1880	7	66	RH03-463
La Fiesta Mexican Restaurant	1516 Stone	c. 1880	7	67	RH03-462
H & R Block	1512-1514 Stone	c. 1900	7	68	RH03-443
Andrew's Monument Company	1819 Harlan	1957	-	69	RH03-431
Hoy's Ideal Cleaners	1817 Harlan	1937	-	70	RH03-222
Lydia Bruun Memorial Library/Falls City Pharmacy	120 E. 18th	1902	11	71	RH03-432
Halbert Building	111-113 E. 17th	c. 1911	17, 18	72	RH03-434 RH03-435
115-117 E. 17th	115-117 E. 17th	c. 1915	17, 18	73	RH03-433
Konstantino's Pizza	119 E. 17th	c. 1915	18	74	RH03-101
Armbruster Motor Company	1617 Harlan	1956	-	75	RH03-436
Brick Street	N/A	1910-1913	N/A	76	RH03-466



January 19, 2015

ONE AND SIX YEAR STREET IMPROVEMENT PLAN 2015-2020

THE CITY OF FALLS CITY, NEBRASKA

In 1970, the State of Nebraska initiated a program developed to provide an integrated system of public roads for the state, counties, and municipalities. The Department of Roads and each county and municipality develops and files with the Nebraska Board of Public Roads Classifications and Standards a long-range Six-Year plan of highway, road and street improvements.

The Six Year plan is required by law to be extended annually and kept on file with the Nebraska Board of Public Roads Classifications and Standards.

Along with the Six Year plan, a One Year plan shall be annually prepared and filed with the Nebraska Board of Public Roads Classifications and Standards for specific highway, road and street improvements for the current year.

These plans must first be approved and adopted by the Governing Body after a public hearing.

The 2015 – 2020 One and Six Year Street Improvement Plan includes the following and is described in more detail on the following NBCS Forms.

- A. The One Year Street Improvement Plan for 2015 consists of seven projects. These projects contains approximately twenty-six blocks of street paving plus the blocks selected for asphalt overlay and armor coat. The City's share of the total estimate for these projects is \$690,000.
- B. The remaining three projects on the Six Year Street Improvement Plan for 2015-2020 consist of approximately twenty-two blocks of street paving. The City's share of the total estimate for these projects is \$853,000.

The estimated cost of all the projects is \$1,543,000.

- C. A location map and a breakdown of the individual projects and their estimated costs are included in this report.

E:\2014 1 & 6 Year\FallsCity\ONEandSIX.docx

Board of Public Roads Classifications and Standards Form 8 Summary of One-Year Plan

Year Ending December 31, 2015

Sheet 1 of 1

COUNTY:	CITY: Falls City	VILLAGE:			
PRIORITY NUMBER	PROJECT NUMBER	LENGTH <i>(Nearest Tenth)</i>	UNIT OF MEASURE	ESTIMATED COST <i>(Thousands)</i>	REMARKS
1	M-282-NC-47	0.1	Mile	0	Delayed to 2015 One Year Plan
2	M-282-MR-39	4.5	Mile	100	Delayed to 2015 One Year Plan
3	M-282-51	0.2	Mile	225	Delayed to 2015 One Year Plan
4	M-282-52	0.2	Mile	50	Delayed to 2015 One Year Plan
5	M-282-53	0.1	Mile	0	Delayed to 2015 One Year Plan
6	M-282-55	0.9	Mile	210	New 2015 One Year Plan
7	M-282-56	0.5	Mile	105	New 2015 One Year Plan
SIGNATURE:	TITLE:	DATE:			
Demo C. [Signature]	Street Superintendent S-1120	January 19, 2015			

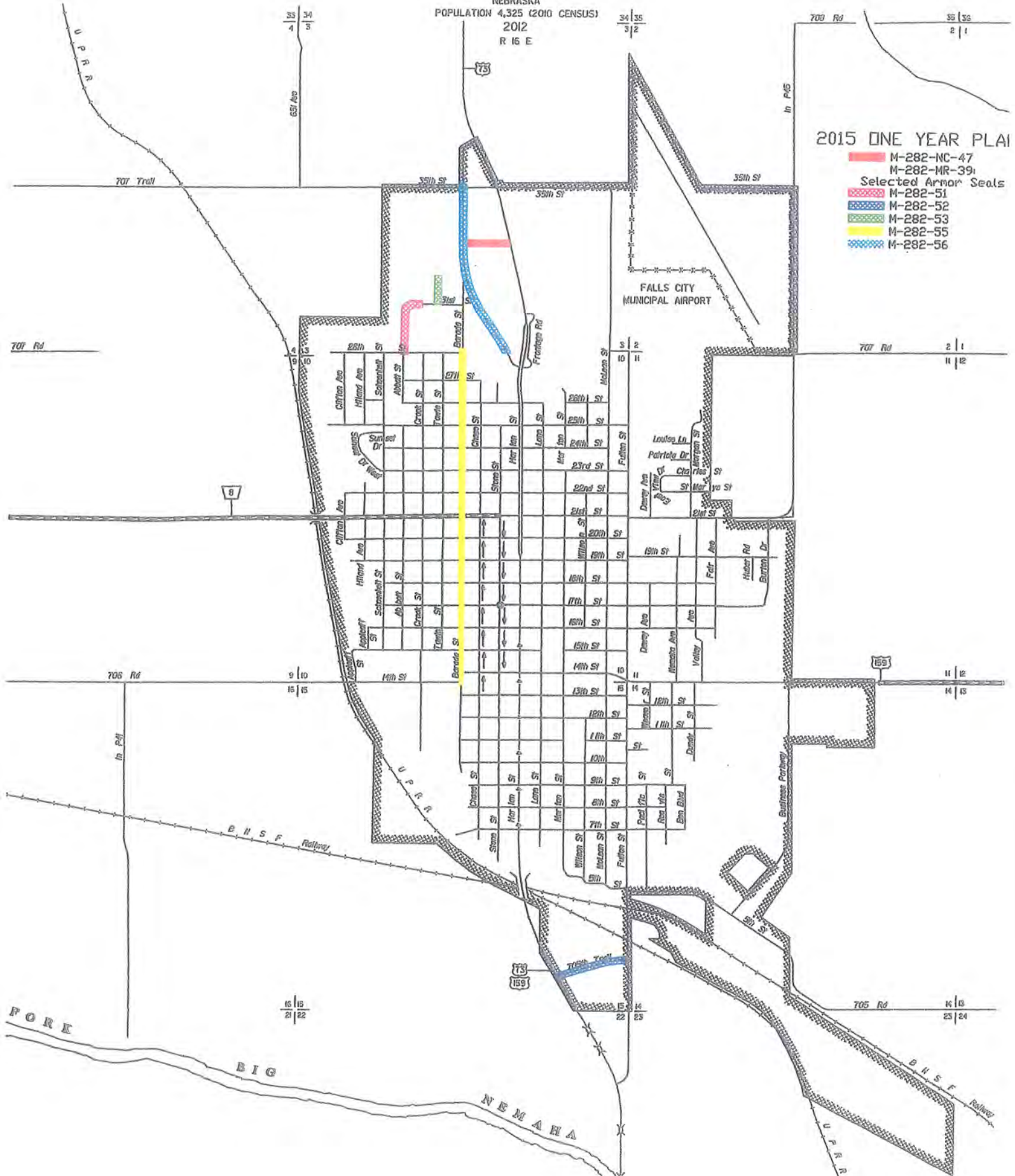
FALLS CITY

RICHARDSON COUNTY
NEBRASKA

POPULATION 4,325 (2010 CENSUS)
2012
R 16 E

2015 ONE YEAR PLAN

- M-282-NC-47
- M-282-MR-39
- Selected Armor Seals
- M-282-51
- M-282-52
- M-282-53
- M-282-55
- M-282-56



Board of Public Roads Classifications and Standards Form 9 Summary of Six-Year Plan

Six-Year Period Ending December 31, 2020

Sheet 1 of 1

COUNTY:		CITY: Falls City	VILLAGE:		
PRIORITY NUMBER	PROJECT NUMBER	LENGTH <i>(Nearest Tenth)</i>	UNIT OF MEASURE	ESTIMATED COST <i>(Thousands)</i>	REMARKS
1	M-282-NC-47	0.1	Mile	0	City Share
2	M-282-MR-39	4.5	Mile	100	City Share
3	M-282-51	0.2	Mile	225	City Share
4	M-282-52	0.2	Mile	50	City Share
5	M-282-53	0.1	Mile	0	City Share
6	M-282-55	0.9	Mile	210	City Share
7	M-282-56	0.5	Mile	105	City Share
8	M-282-NC-40	1.2	Mile	518	City Share
9	M-282-NC-46	0.1	Mile	35	City Share
10	M-282-57	1.3	Mile	300	City Share
	2020 AND BEYOND				
1	M-282-NC-43	0.3	Mile	50	City Share
SIGNATURE:	TITLE:	DATE:			
Dennis C. [Signature]	Street Superintendent S-1120	January 19, 2015			

FALLS CITY

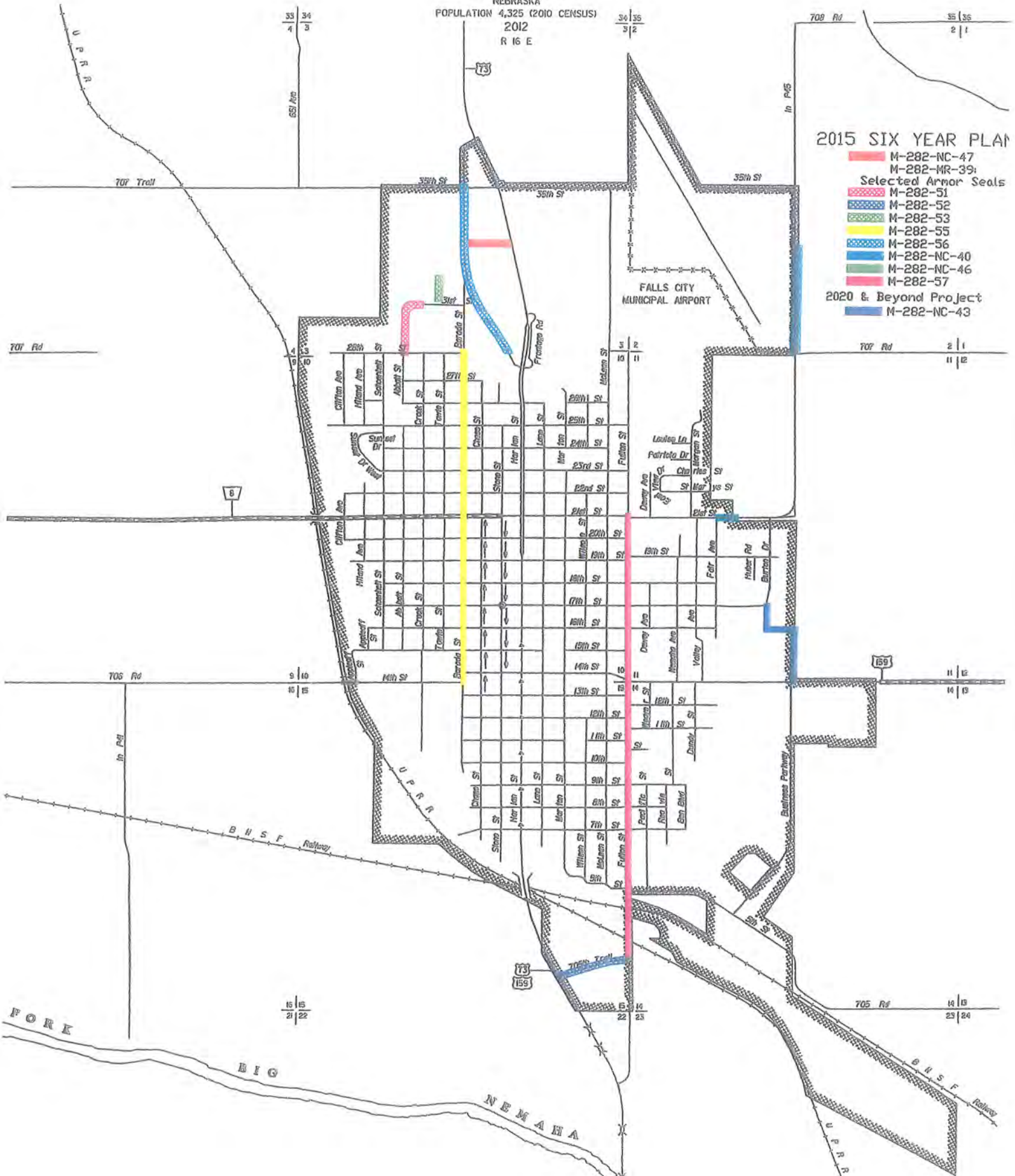
RICHARDSON COUNTY
NEBRASKA

POPULATION 4,325 (2010 CENSUS)
2012
R 16 E

2015 SIX YEAR PLAN

- M-282-NC-47
- M-282-MR-39
- Selected Armor Seals
- M-282-51
- M-282-52
- M-282-53
- M-282-55
- M-282-56
- M-282-NC-40
- M-282-NC-46
- M-282-57

2020 & Beyond Project
M-282-NC-43



Falls City 14-DTR Community Input Survey

The City of Falls City has received grant funding to update its Downtown Revitalization Plan. This process must include input from all stakeholders in the community. This first meeting is for building owners/tenants in the downtown district to provide input on what type of revitalization activities you would like to see in Falls City. This is just the first of several opportunities to provide input into the plan. Once the plan is updated we will be eligible for an additional \$350,000 to implement some project ideas. We would like your input on the current priorities and any new/revised priority ideas you have to include in the discussion. Please complete this questionnaire to help us gather your input.

2010 Priority Project List:

	Rank Importance 1 to 5				
MOBILITY & ACCESS PROJECTS:	1 Low	2	3	4	5 High
Harlan Street Section Improvements (turn lanes)					
Gateway Feature at Harlan & 21 st St. – showcase Bell Jenne House, landscaped garden in vacant lot, fountain.					
Public Art and Outdoor Screening of Outdoor Storage – screen prints on panels showing historical images of Stone St. (different views south vs north bound)					
Upgrade Harlan Street Traffic Signals – to facilitate pedestrian traffic across Harlan St w/counters on signals.					
Establish Uniform Landscaping Pattern along Harlan St. – common planting pattern for trees, shrubs, flowers, grasses, and fencing.					
Convert one-way street to two-way circulation on Stone & Chase Streets	COMPLETE				
Replace Traffic Signals with stop signs on Stone Street	COMPLETE				
Light Tubes and Public Art @ Downtown Entrances- special light features along Harlan St. at 14 th , 17 th and 18 th .					
Upgrade Entrances at 17 th and 18 th Streets (at Harlan) – light tubes, monument markers, upgraded traffic signals, ornamental lighting, crossing counters, and median enhancements.					
Community Wayfinding Signs – directional wayfinding graphics – legible to motorists and pedestrians.					

MAJOR PROJECT AREAS:	1 Low	2	3	4	5 High
Stone Street Landscape Upgrades – <u>Phase I</u> – Sidewalks, curbs, planters, seating, remove meter poles, lighting, banners, flower baskets, trash bins, bicycle racks, crosswalk pavement, stop signs, handicap access.	COMPLETE				
Stone Street Landscape Upgrades – <u>Phase II</u> (same as above)					
Stone Street Traffic Systems	COMPLETE				

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Falls City 14-DTR Community Input Survey

	Rank Importance 1 to 5				
	1 Low	2	3	4	5 High
Courthouse Lawn Improvements – update west side of lawn to become a functional open space. Sidewalk from main entrance to memorial then to 17 th St. Semi-circle plaza in the lawn creating an amphitheater-like seating ledge. Grass terraces toward the upper level retaining wall to provide natural seating spaces.					
Building Rehab:					
Upper-Story Improvements – residential and office space development.					
Building Façade Improvement Program – rehab underused or vacant buildings for office or housing space.					
Masonic Temple ReUse – restore the building w/elevator. Need access to all stories.					
Hoy’s Ideal Ceaners Rehab – (between 18 th & 19 th on Harlan) – preserve & rehab bldg..					
Business Signage Program –wall mounted signs, awnings.					
Energy Efficiency Audit & Recommendations – insulation, window upgrades, ceiling repairs, heating & ventilation system upgrades, and lighting.					
Parking:					
Shared Parking – 1800 Block of Chase Street – Addt’l overflow parking for Grand Weaver Hotel constructed across Stone Street, behind business fronts, and shared with area businesses.					
Main Street Parking and Passageway – 1600 Block of Chase Street – combine City’s lot with phone company’s vacant property to create larger lot.					
Prichard Parking – 1700 Block of Chase Street – Lot east of Prichard could be resurfaced and re-striped to improve efficiency of parking. Upgrade north side of lot with landscaped path to connect parking to downtown & auditorium.					
Elks Lodge Parking Improvements – resurface lot, add landscaping, and re-stripe stalls.					
17 th St. Diagonal Parking – move curb on north side of courthouse to the north to allow diagonal parking on both sides of street. (Move sidewalk back to retaining wall – taking out 8’ green space).					
Falter Museum Visitor Center, Public Market, Public Restrooms					
Public Market – at mini-park site – temporary retail uses or used for public gatherings. Public restrooms.					
Falter Museum @ Richardson County Bank Building	IN DEVELOPMENT				
<div style="text-align: center;">Page 61</div>					

**Falls City 14-DTR
Community Input Survey**

Rank Importance 1 to 5					
	1 Low	2	3	4	5 High
Vacant Lot Redevelopment – across from mini park – could have sheltered parking accessed from alley. Public restrooms.					
Prichard Path (Landscaping) 18 TH St. from Stone to Barada) – continuous landscaped path, connecting downtown with Prichard Auditorium. Upgrade sidewalk, and planting trees along path.					
Elks Lodge Parking Lot and Museum Path – upgrade Elks Lodge parking lot w/marked stalls, landscaping and paths that guide pedestrians from downtown to the Richardson County Museum and Pamida. Splash pad at 14 th St. across from Library.					
Movie Theater – develop new theater across from the Grand Weaver Hotel (currently tire storage). New parking lot behind building could supplement parking for theater, hotel and surrounding businesses.					
Wrigley Alley Upgrades – upgrade alley north of Grand Weaver Hotel to connect pedestrians between parking lots and businesses along Stone St. Add sidewalk paving and ornamental lighting.					
Depot Relocation – City acquire building and relocate it to vacant lot at 15 th & Chase St. , behind Elks Lodge. Use for private or public use – alternative uses like restaurant, offices, meeting space.					

What impact has the 2-block renovation of Stone St/17th Street had on downtown or your business? Likes/Dislikes of project?

List New Project Ideas – Top 3 Priorities:

Would you be willing to contribute some matching funds for rehab of your building?

Falls City DTR
Community Priority Setting Meeting
January 13, 2015 – 6:00 p.m. @ Grand Weaver Hotel

AGENDA

1. Review Survey Results
2. Review Project Idea Matrix
 - a. Add/Edit Matrix
3. Vote on Priority Projects – 3 votes per person
4. Review Priority Voting Results
5. Next Steps
 - a. Meet with NE Dept. of Economic Development to discuss priority project list
 - b. City/Main Street Committee meet to discuss project list, funding sources, goals, objectives, and action steps for each idea.
 - c. SENDD will work on updating the Downtown Revitalization Plan – due by March 3rd to NDED.
 - d. SENDD will work on preparing the Implementation Grant Application – to be reviewed by City Council & public hearing in March – due by March 27th to NDED.
 - e. Grant awarded in April 2015 – Project begins Fall 2015
6. Adjourn

Falls City 14-DTR Project Idea Matrix 1-13-15

<u>Buildings:</u>	<u>Infrastructure:</u>
<p>Façade Improvements Upper Story Rehab Energy Efficiency Upgrades – (doors, windows, lighting, ceilings, heat/air) Awnings/Signage</p>	<p>Phase II – Stone Street Prichard Parking Lot Sun Mart Parking Lot Additional Parking New Sidewalks Reduce Bump-Out Size Path/Trail Connecting parks Lighting Widen Streets Prichard Path/Trail to Downtown Other Street Improvements</p>
<u>Other:</u>	
<p>Wayfinding Signs Vacant Lot Redevelopment Depot Relocation Courthouse Lawn Improvements Public Restrooms Recreation/Community Center Indoor Pool New Christmas Decorations Green Space Business Incubator Space</p>	

SAVE THE DATE – DOWNTOWN REVITALIZATION PLAN

Final input on the Downtown Revitalization Plan is scheduled for Tuesday, January 13th – 6:00 p.m. at the Grand Weaver Hotel in Falls City. We will be voting on the priority projects to be considered for the \$350,000 implementation grant that will be applied for with the Nebraska Dept. of Economic Development. If you have not already completed a community input survey you can pick one up at the City office or Chamber office. We need these surveys completed immediately to be considered in the discussion. Watch for preliminary survey results in next week's paper – we want to get the preliminary information out to the community to think about prior to the January 13th priority setting meeting. Please plan to attend this important meeting. You can contact David Branch of the Main Street/Chamber office at (402) 245-4228 or Lisa Beethe with the Southeast Nebraska Development District (SEND) at (402) 862-2201 with any questions.

Preliminary Downtown Revitalization Survey Results Announced

A final public input meeting to prioritize project ideas will be held on Tuesday, January 13th at 6:00 p.m. at the Grand Weaver Hotel in Falls City. We would like to see all downtown area business owners/tenants at the meeting, as well as the general public to finalize the project ideas to be considered for the \$350,000 grant that will be applied for with the NE Dept. of Economic Development in March. Once these ideas are prioritized, the City and Main Street group will meet with the department to determine which projects are most feasible for the grant. Additional discussion about the matching funds needed and ways to fund other various projects will also be held. The communities input during this process is very important and you are encouraged to attend this final session to share your thoughts about how we can improve downtown Falls City.

The top 10 projects voted on in the survey include:

1. Building Façade Improvements
2. Phase II – Stone Street Upgrades
3. Prichard Parking Lot – resurfaced/re-striped – upgrade north side with landscaped path to connect parking to downtown and auditorium
4. Community Wayfinding Signs
5. Building Rehab – upper story improvements
6. Vacant Lot Redevelopment (across from mini park) – parking and public restrooms
7. Prichard Path – (18th St. – Stone to Barada) – landscaped path – upgrade sidewalk and plant trees along path
8. Energy Efficiency upgrades to buildings (insulation, windows, ceiling repairs, heat/air, lighting)
9. Depot relocation
10. Courthouse Lawn Improvements

Additional “new” project ideas to consider include: Sun Mart parking lot upgrades, business incubator space, public restrooms, reduce bump-outs, recreation center, additional parking, and an indoor pool.

Please plan to attend this important meeting on January 13th – 6:00 p.m. at the Grand Weaver Hotel in Falls City. You may contact David Branch at the Main Street/Chamber office at (402) 245-4228 or Lisa Beethe of the Southeast Nebraska Development District (SEND) at (402) 862-2201 with any questions.



**Falls City Downtown Revitalization
Town Hall Meeting – Priority Setting Process
Tuesday, January 13, 2015
6:00 p.m. at Grand Weaver Hotel**

All sectors of the community are invited to attend this Project Priority Setting Process meeting to vote on the project list for the Downtown Revitalization Planning Document. This document will be used to guide the city in pursuing Downtown Revitalization Projects and the use of resources to fund these projects. A survey was distributed at previous town hall meetings and the results show the following top 10 projects of interest:

1. Building Façade Improvements
2. Phase II – Stone Street Upgrades
3. Prichard Parking Lot – resurfaced/re-stripped – upgrade north side with landscaped path to connect parking to downtown and auditorium
4. Community Wayfinding Signs
5. Building Rehab – upper story improvements
6. Vacant Lot Redevelopment (across from mini park) – parking and public restrooms
7. Prichard Path – (18th St. – Stone to Barada) – landscaped path – upgrade sidewalk and plant trees along path
8. Energy Efficiency upgrades to buildings (insulation, windows, ceiling repairs, heat/air, lighting)
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Please plan to attend this important meeting on Tuesday, January 13th – 6:00 p.m. at the Grand Weaver Hotel in Falls City. You may contact David Branch at the Main Street/Chamber office at (402) 245-4228 or Lisa Beethe of the Southeast Nebraska Development District (SEND) at (402) 862-2201 with any questions.

PLEASE ATTEND THIS IMPORTANT MEETING

Lisa Beethe

From: Falls City Area Chamber of Commerce <fcchamber@sentco.net>
Sent: Monday, December 22, 2014 11:48 AM
To: Falls City Area Chamber of Commerce
Subject: DTR
Attachments: Falls City DTR Slideshow Printout.pdf; Community Input Survey 12-16-14.docx; Presentation 12-16-14.pptx

There will be a priority setting meeting on January 13th at 6pm in the Grand Weaver's meeting room to discuss the surveys. I have attached the power point Lisa Beethe gave and community surveys for anyone that was not able to attend the last meeting.

David Branch
Executive Director
Falls City Area Chamber of Commerce|Main Street Falls City, Inc.
1705 Stone Street
Falls City, Nebraska 68355
directorccms@sentco.net
www.fallscityareachamber.com
402.245.4228

Downtown Falls City Commercial Buildings



Downtown Falls City Commercial Buildings



Downtown Falls City Commercial Buildings





Sidewalk Damage – Stone St. - 1500 Block



High Curb/Damage – Stone Street – 1500 Block



High Curb – Stone St. – 1500 Block



Sidewalk/Curb Repairs – Stone – 1600 Block



Broken Sidewalk/Curb – Stone – 1600 Block



Sidewalk Damage - Stone Street – 1800 Block



Curb/Sidewalk Damage – Stone Street – 1800 Block



Sidewalk Damage - Stone Street – 1800 Block