

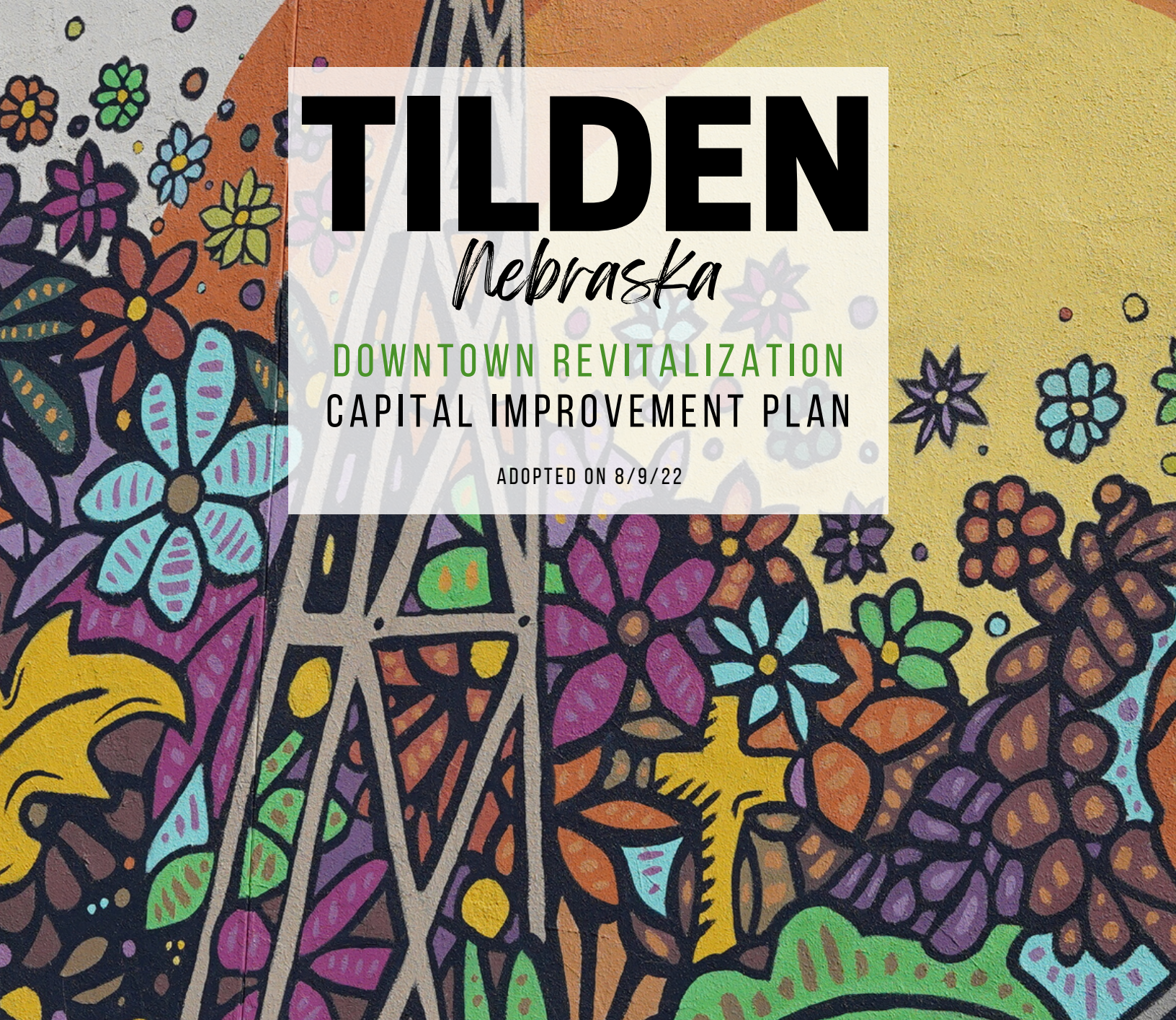


# TILDEN

*Nebraska*

DOWNTOWN REVITALIZATION  
CAPITAL IMPROVEMENT PLAN

ADOPTED ON 8/9/22



# TILDEN DOWNTOWN REVITALIZATION CAPITAL IMPROVEMENT PLAN

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# DOWNTOWN REVITALIZATION

As long as downtowns continue to thrive, we can be optimistic about the future and vitality of our American towns and cities. Successful Economic Development today is about revitalizing communities with a sense of belonging through engagement, creative and thoughtful planning, and getting things done. Through an incremental approach, working in tandem with a 10-year vision and a smart strategy, the City of Tilden will be set up for future sustainability and prosperity.

Thriving downtown environments are incubators for small businesses and launching pads for entrepreneurs. Focusing on the appearance, strength, and longevity of the downtown is crucial to the Tilden Community as it works to create a clear vision for the future.

## DOWNTOWN IS THE HEART AND SOUL OF EVERY COMMUNITY



Five Rule Rural Planning is honored to be partnered with Tilden in guiding them through projects such as this Downtown Revitalization Capital Improvement Initiative. We have aligned with design and engineering professionals that are genuinely dedicated to making this vision a success for your Community Members, Business Owners, and Leadership Team. We appreciate all of the continued interest and involvement as we work with you on creating a holistic approach to City Planning that includes Working Together to make things happen and start raising the vibration in your town.

With Sincere Gratitude, the FIVE RULE Team

# FOSTERING PROGRESS

The Tilden Community has continued to focus on planning for the future. Leaders and advocates, along with business stakeholders are working together to support and fund projects that will set Tilden up for success now and in the years to come. In 2018, the Tilden City Council chose to complete several planning documents to sustain the momentum that had been generated by numerous community projects. This Capital Improvement Plan demonstrates the continued investment of the City Council and its optimistic belief in the future of Tilden as a City and Community. The following page includes a timeline of many of the projects that have been successfully completed in Tilden since 2000.

## STEADY GROWTH

In addition to the past accomplishments, the Tilden Community enjoys a local culture and quality of life that continuously seeks to grow and improve. Within the past decade, the community has realized the completion of numerous projects that have resulted in a small yet steady growth in population as well as an ability to provide a great place to live, work, raise a family, retire, and grow a business.

## PUBLIC AND PRIVATE INVESTMENT

Since the turn of the Century, the City of Tilden has supported several major initiatives and investments:

- Public Investment in the renovation and expansion of Elkhorn Valley Schools
- Private Investment in the construction of several commercial buildings.
- Public/Private Partnership between the City and Pentagon to redevelop the nursing home facility.

## NATURAL NEXT STEP

Creating and executing a Downtown Revitalization Plan is the next step in moving the community forward, strengthening local businesses and improving the housing options and overall quality of life for residents.



# PAST ACCOMPLISHMENTS

- 2001** ▶ **TILDEN PUBLIC LIBRARY & LIED AUDITORIUM**  
Constructed the 14,400 sq.ft. Raymond A. Whitwer Tilden Public Library with funds from local benefactor Raymond A Whitwer and fundraising through the Tilden Library Foundation and Friends of the Library. Constructed the Lied Auditorium, a 2,100 sq. ft. space attached to the library building, funded through the Lied Foundation based out of Las Vegas.
- 2013** ▶ **PRARIE VIEW ASSISTED LIVING LLC**  
Made possible by tax increment financing (TIF), a 22-unit assisted living apartment facility was built with a variety of amenities and services. The facility is located at 102 S. Pine Street.
- 2015** ▶ **DOWNTOWN INFRASTRUCTURE STUDY**  
The Tilden-Meadow Grove Foundation and the City of Tilden partnered with Advanced Engineering and Consulting Services to conduct an in-depth study which surveyed the existing condition of Downtown Tilden and defined areas of maintenance and/or improvements needed in Downtown Tilden.
- 2016** ▶ **NEW COMMERCIAL BUILDING**  
Pentagon LLC constructed a new commercial building on East 1st Street.
- 2016** ▶ **ELKHORN VALLEY SCHOOLS RENOVATION/ADDITION**  
Elkhorn Valley Schools completed construction of a new \$17.2 million addition to the existing school.
- 2017** ▶ **RENOVATED COMMERCIAL BUILDINGS**  
Connover Properties LLC renovated a commercial building and added two upper level apartments at 111 E. 2nd Street.
- 2018** ▶ **CITY PLANNING ACTIVITIES**  
The City of Tilden contracted with FIVE RULE Rural Planning and completed the following: Comprehensive Plan update, Community-wide Blight Study, Capital Improvement Plan, and Strategic Plan.
- 2019** ▶ **DOWNTOWN STREET PROJECT**  
Reconstruction of three blocks east of 1st Street from Center Street to Elm Street which included drainage and utility improvements. Total cost was \$527,500.
- 2020** ▶ **RESIDENTIAL 15-LOT DEVELOPMENT**  
Made possible by tax increment financing (TIF), completed demolition of former nursing home and redeveloped the area into 15 residential lots.
- 2019** ▶ **MEDICAL CLINIC**  
Antelope Memorial Hospital removed old buildings and constructed a new Medical Clinic building at 2nd and Antelope Street.
- 2020** ▶ **QUICK SERVE OIL BUILDING**  
HK Holding LLC constructed a building at 108 S. Center Street which was purchased by Stanley Myhre and is now being utilized for Quick Serve Oil storage.
- 2020** ▶ **CITY AUDITORIUM STUDY**  
The Tilden City Council partnered with the Tilden Meadow Grove Foundation to fund a study that considered renovating the City Auditorium. Funding was split as follows: City of Tilden \$5K, TMG \$5K, and the State of Nebraska \$10K.
- 2021** ▶ **NEW CAR WASH**  
Pentagon LLC constructed a new car wash on the north edge of the Downtown Revitalization Area, just south of the intersection of Highway 275 and Center Street.
- 2021** ▶ **NEW CITY OFFICES**  
Moved the City offices and Council Chambers to a new location downtown located at 205 S. Center Street.
- 2022** ▶ **NEW COMMERCIAL OFFICE STRIP CENTER**  
HK Holding, LLC demolished a dilapidated service station on the west end in the downtown target area and constructed a new 4-space, commercial office building at 101 W. 2nd Street.
- 2021** ▶ **DOWNTOWN REVITALIZATION SELF-FUNDED STUDY**  
The City of Tilden contracted with a team of planning and design professionals to complete a Downtown Revitalization Study.

# FUTURE GOALS

If approved by the City's registered voters, the successful adoption of the Tilden Economic Development Program (LB 840) will deepen optimism toward the future and feed into the goal setting process. The Community's past accomplishments and future goals will support the downtown's efforts to be a thriving business district, providing vital retail and services to residents and visitors.

## HOUSING DEVELOPMENT

In March 2021, as part of a redevelopment plan in Tilden, a 15-lot subdivision was approved by the Madison County Joint Planning Commission. The property where the former nursing home was located is now the Meadow Bend Subdivision. The area is zoned as R-2, but most housing proposed is single family. The plan includes tax increment financing (TIF) estimated around \$618,000.

## INFRASTRUCTURE INVESTMENT

Tilden supports a .05% local sales tax utilized by the city to make capital purchases and investments in their infrastructure. This includes the replacement of existing infrastructure as well as the addition of new infrastructure. The question to continue supporting this initiative will be on the General Election ballot in November 2022.

## ONGOING BUSINESS DEVELOPMENT

New construction, demolition, and redevelopment on several properties located in or near the Downtown Revitalization Study Area.

## ECONOMIC DEVELOPMENT PROGRAM

Beginning in 2020, the City contracted with FIVE RULE Rural Planning to support their Economic Development efforts with the intent to include the question of adopting LB 840 on the ballot for the 2022 General Election. The LB 840 Act is based on the premise that voters of a municipality can choose to spend their tax dollars in a manner they find best suited to meet local economic development needs. Within certain limits, local municipalities are given latitude in defining local development needs and in spending their own tax dollars to meet those needs.

## DOWNTOWN REVITALIZATION

The City will adopt this Downtown Capital Improvement Plan on August 9, 2022, and a Strategic Plan will follow. Both of these plans will identify the programs, projects and policies that are intended to enhance the downtown environment and strengthen the Tilden business community.

# COMMUNITY ENGAGEMENT

## ECAP ENTREPRENEURIAL COMMUNITY ACTIVATION PROCESS

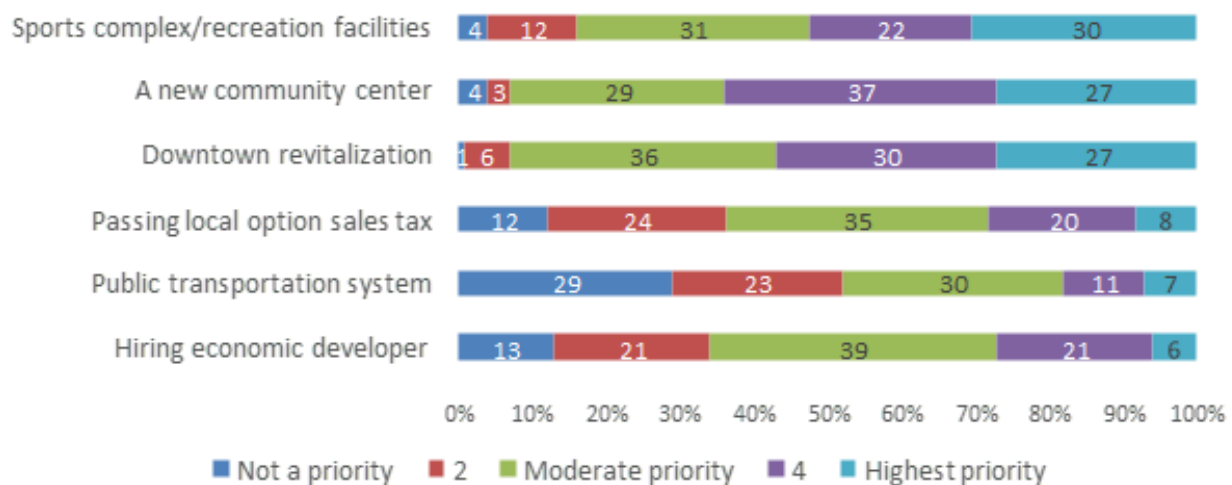
In February 2022, the University of Nebraska Rural Prosperity Team conducted a Discovery with a Tilden Steering Committee of community stakeholders using ECAP's online tool developed to measure how residents view their community relative to eight entrepreneurial community characteristics. In addition, at the request of the Tilden steering committee, residents were asked a number of other questions. Those question topics included: community services and amenities, community projects, economic development, retail shopping, and business ownership.

### Tilden Discovery Tool Process

In Tilden, the online ECAP Discovery Tool (survey) was marketed to community residents through various sources (newspaper, Facebook, flyers, emails). The residents also had the option of completing a paper copy of the survey. A total of 118 residents completed at least one-half of the Discovery Tool. From this discovery process, we are sharing the components most relevant to this CIP Plan and the initiatives presented.

## COMMUNITY PROJECT PRIORITIES

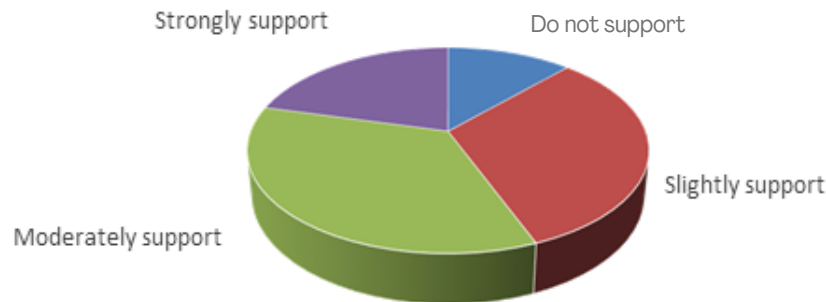
Respondents were asked what priority level they would rate various community projects. Most respondents rated a new community center (64%), downtown revitalization (57%) and a sports complex/recreation facilities (52%) as a high or the highest priority. Just under three in ten say passing a local option sales tax to fund economic development activities (28%) and hiring an economic developer for the city (27%) should be at least a high priority. Less than two in ten (18%) rated a public transportation system (like Dial-A-Ride). Other popular options written in by respondents included housing (4 responses) and a new swimming pool or updating the current one.



# COMMUNITY ENGAGEMENT

## SUPPORT FOR LOCAL OPTION SALES TAX

Respondents were asked to what extent they support enacting a local option sales tax to fund economic development opportunities for Tilden. Most respondents (56%) moderately or strongly support enacting a local option sales tax.



## ECAP YOUTH SURVEY

This question included was requested by the Tilden steering committee. Respondents were asked to rate community amenities in Tilden. Over one-half of the respondents rate the public library (92%) as either good or excellent. In fact, 69% rate it as excellent. Students were asked if they were the mayor of Tilden, what they would do to provide a good life for its citizens and 47 youth responded.

The top themes of responses included:

- Fix roads and streets (10)
  - Put some more buildings into town and fix the pot holes
  - More stores and fix roads
  - Make more housing, improve some backroads, more work places
  - Keep the city going and fix some roads
  - If I were mayor in Tilden i would provide better roads, more cross walks
  - I would fix the roads, and add more business
  - I would add more homes, fix the roads, and host community events
  - Fix all the roads
  - Expand more and update the streets
  - Better roads, more eating places
- More community activities (8)
- More stores or businesses (8)
- More restaurants or food choices (6)
- More entertainment options (4)
- Maintaining or improving the community appearance (3)
- New pool or improvements to pool (3)
- Other (12)



# DOWNTOWN BUSINESS SURVEY

In June 2022, a Downtown Revitalization Survey was distributed to active downtown businesses and building owners. To date, the following business/building owners completed the survey:

- American Legion Heninger Post 170
- Carhart lumber
- Cornerstone Bank
- County Line Insurance Inc
- New2U
- Old Buzzard Antiques
- The Player's Club
- Quick Serve Oil
- Salon 1
- Thriftway Market

## Do you feel the streets in downtown Tilden are in need of improvements?

Responses: 10 YES, 0 NO

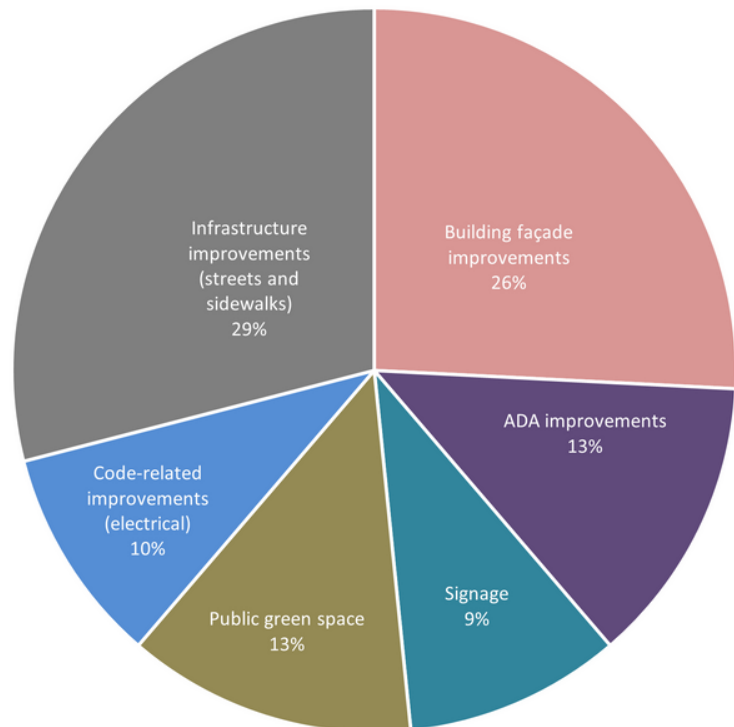
## Do you feel the sidewalks and building entryways in downtown Tilden are in need of improvements?

Responses: 9 YES, 1 NO

## Do you support pursuing grant funds for downtown improvements?

Responses: 10 YES, 0 NO

This pie graph represents preference for use of grant funds.



# DOWNTOWN AREA FOOTPRINT

## TARGET AREA

The target area for the Tilden Downtown Revitalization Plan was based upon the 2016 Infrastructure Study that was completed by ACES Engineering under the leadership of the Tilden-Meadow Grove Foundation.

As the result of two separate blight studies completed by NENEDD in 2013 and FIVE RULE Rural Planning in 2019, the entire study area has been declared as blighted and substandard and is eligible for redevelopment projects.



# PLAN DEVELOPMENT PROCESS

## DOWNTOWN REVITALIZATION

In the Spring of 2022, the City of Tilden made the decision to invest in a self-funded Downtown Revitalization (DTR) Capital Improvement Plan (CIP). The City of Tilden's planning project kicked off in the Summer of 2022 with a Downtown Design Workshop, a day-long engaging event with Community Leaders, Business Stakeholders, and Community Members on June 23, 2022.

The Nebraska Department of Economic Development (DED) administers the CDBG program for most of the state. DED receives federal funds for CDBG from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. After the adoption of this CIP document, the City of Tilden plans to apply for a CDBG Downtown Revitalization grant. This grant will allow the city to implement improvement projects identified in this CIP.



# TILDEN

*Nebraska*

DOWNTOWN REVITALIZATION  
DESIGN CONCEPTS



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# DOWNTOWN DESIGN STUDIO

## COMMUNITY ENGAGEMENT

After reviewing community input and conclusions drawn from the data, the consultant team worked with downtown stakeholders on addressing challenges and offering solutions to physical issues identified in downtown Tilden. These solutions became concepts that will address the issues identified and will be used as a guide for the City to implement and maintain.

## DOWNTOWN DESIGN STUDIO

Members of the Consultant Team that represented architecture, landscape design, and transportation infrastructure conducted a Design Studio Open House and Walking Tour on June 23. During this interactive event, the Consultant Team listened to attendees, observed a typical day in Downtown Tilden, and developed preliminary project concepts that would improve the level of activity, sense of safety, and overall appearance of the downtown area.

Later that evening, the Consultant Team presented their preliminary observations and recommendations to the community through a walking tour, followed by closing thoughts. The results of this event are brought to life on the following pages to provide inspiration and a road map for future planning and project implementation.



# CONCEPT IDENTIFICATION

## CONCEPT IDENTIFICATION

The Design Studio on June 23 resulted in the development of concepts organized into two categories:

### 1) STREETScape ENHANCEMENTS

Take advantage of extra wide rights of way with a ten-year comprehensive infrastructure/streetscape plan that includes bump outs, sidewalks, light poles, and planting at the main intersections.

**Phase 1:** Highest priority is the intersection at 2nd and Center, plus ½ block east to the alley. Realistically this could be a 3-year project.

**Phases 2 and 3:** This would include 1½ blocks to the east and west of 2nd and Center

East – ½ block between Center and Antelope and one full block from Madison to Oak

West – ½ block between Center and Antelope, and one full block from Antelope to Giles Creek

- Considerations need to be made for infrastructure and NDOT (NE Dept. of Roads) requirements
- Keeping in mind the storm sewer inlets at each intersection are above ground and require comprehensive concepts.

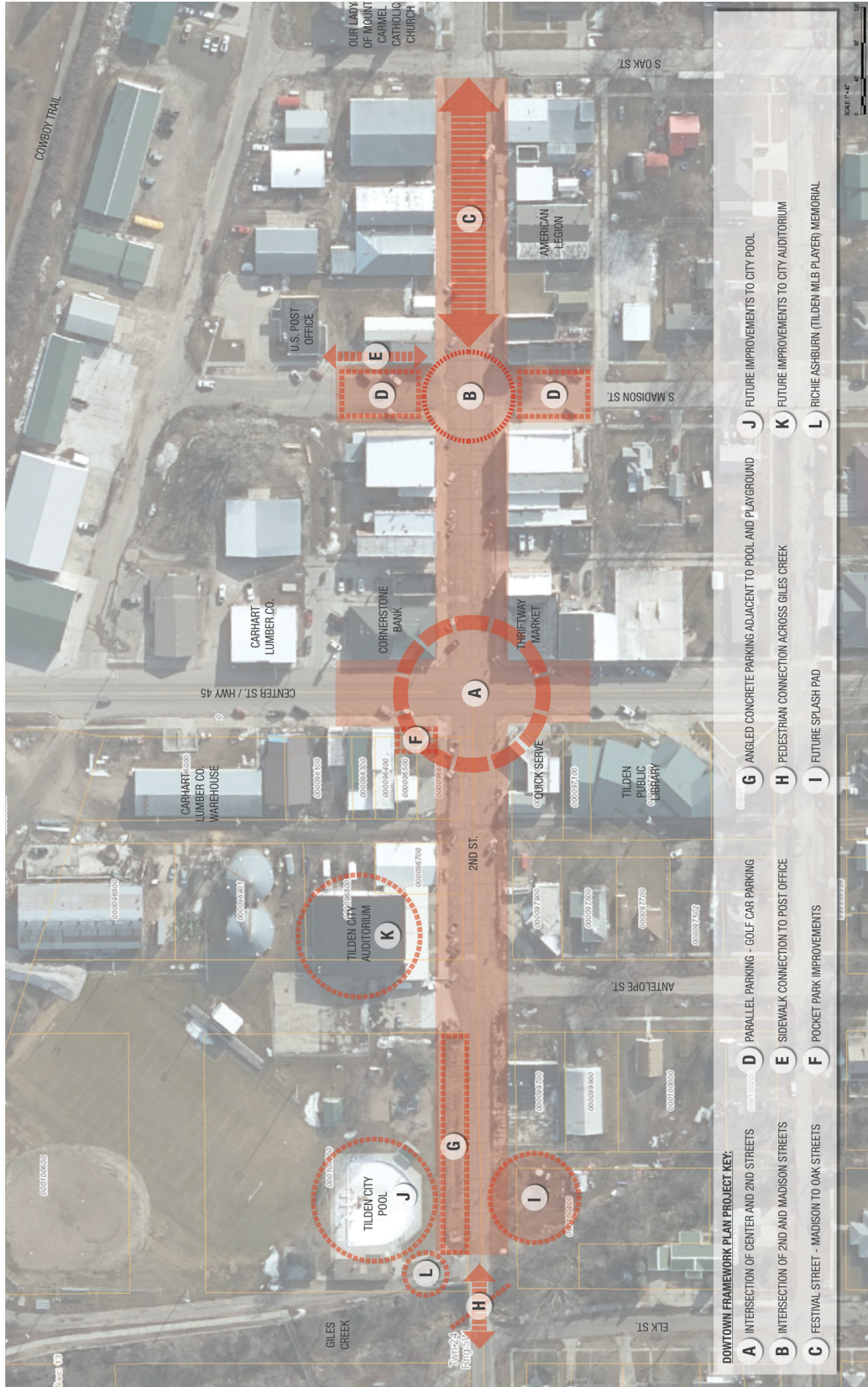
### 2) EXTERIOR BUILDING IMPROVEMENTS

Enhance appearance of downtown building stock by:

- Adopting historical façade design guidelines to complement the current façade grant program.
- Offering least costly to more costly options for improving building exteriors.
- Blending conventional commercial uses with historic downtown buildings.



# DOWNTOWN CORRIDOR STREETSCAPE CONCEPTS

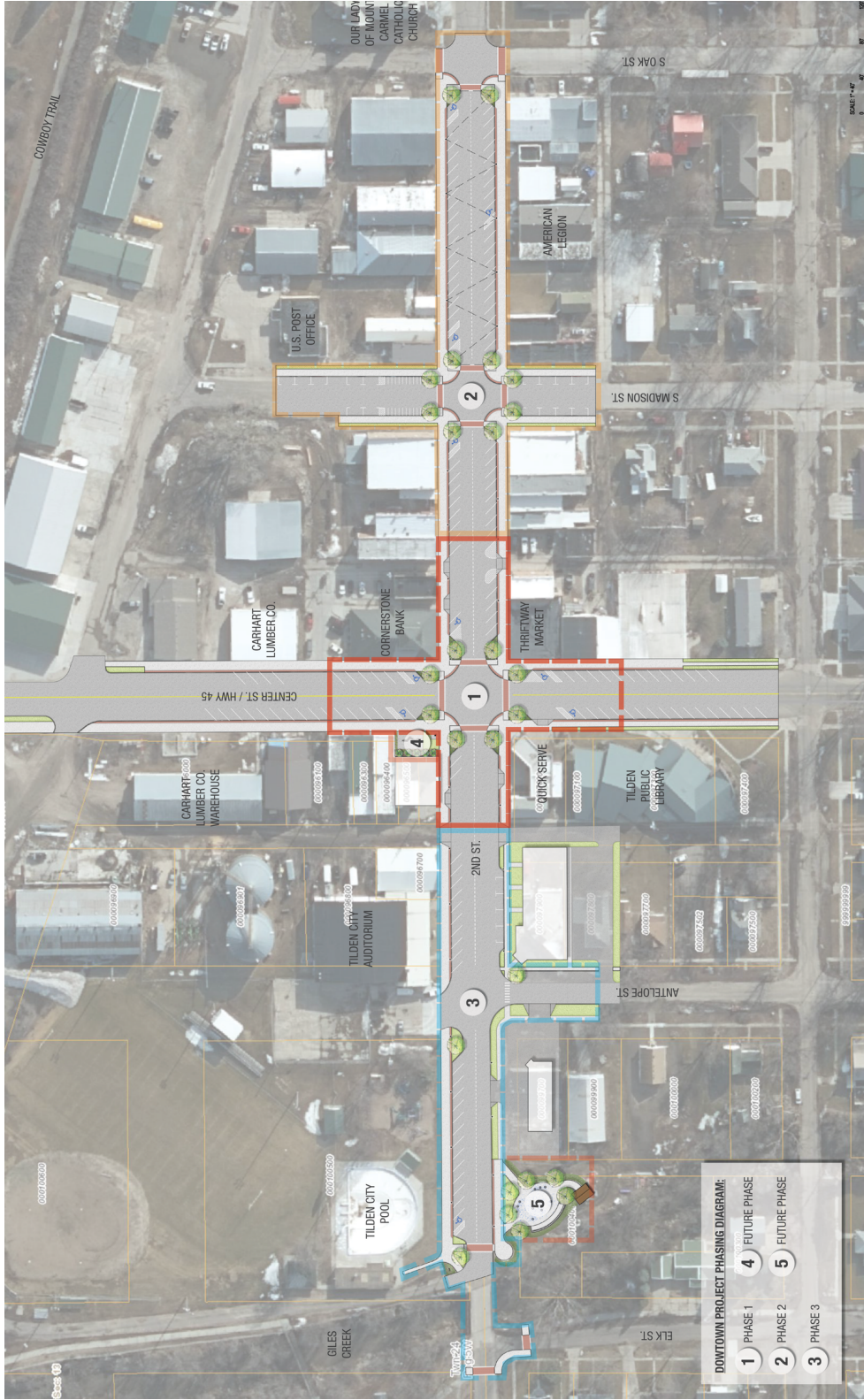


## DOWNTOWN FRAMEWORK PLAN:

- This rendering is the framework plan that depicts the observed conditions, physical characteristics, and the opportunities and constraints related to downtown Tilden.
- The 4-block long red-filled area from Giles Creek to Oak Street represents the extents of Tilden's downtown area improvements; all of the possible future improvements exist along this 2nd Street axis.
  - The framework plan also identifies hubs or nodes of activity and connections; the primary hub of downtown Tilden is the intersection of Center and 2nd Streets and a secondary hub is the intersection of 2nd and Madison Streets.
  - The arrows shown as letters C, E, and H highlight connections that could be improved including the emphasis of 2nd between Madison and Oak as a festival street; the connection to the Post Office from 2nd Street parking, and the lack of pedestrian connection across Giles creek respectively.
  - Areas shown in dashed circles and boxes illustrate areas for improvement. They include the addition of golf car parking adjacent to the portion of 2nd Street where major city events happen, the Pocket Park at 2nd and Center Streets, formalized parking adjacent to the City Pool, a future splash pad area on the site of the old city water tower, the Tilden City Pool with adjacent playground, an area to commemorate famous Tilden MLB player Richie Ashburn, and the Tilden City Auditorium.



# DOWNTOWN CORRIDOR STREETSCAPE CONCEPTS



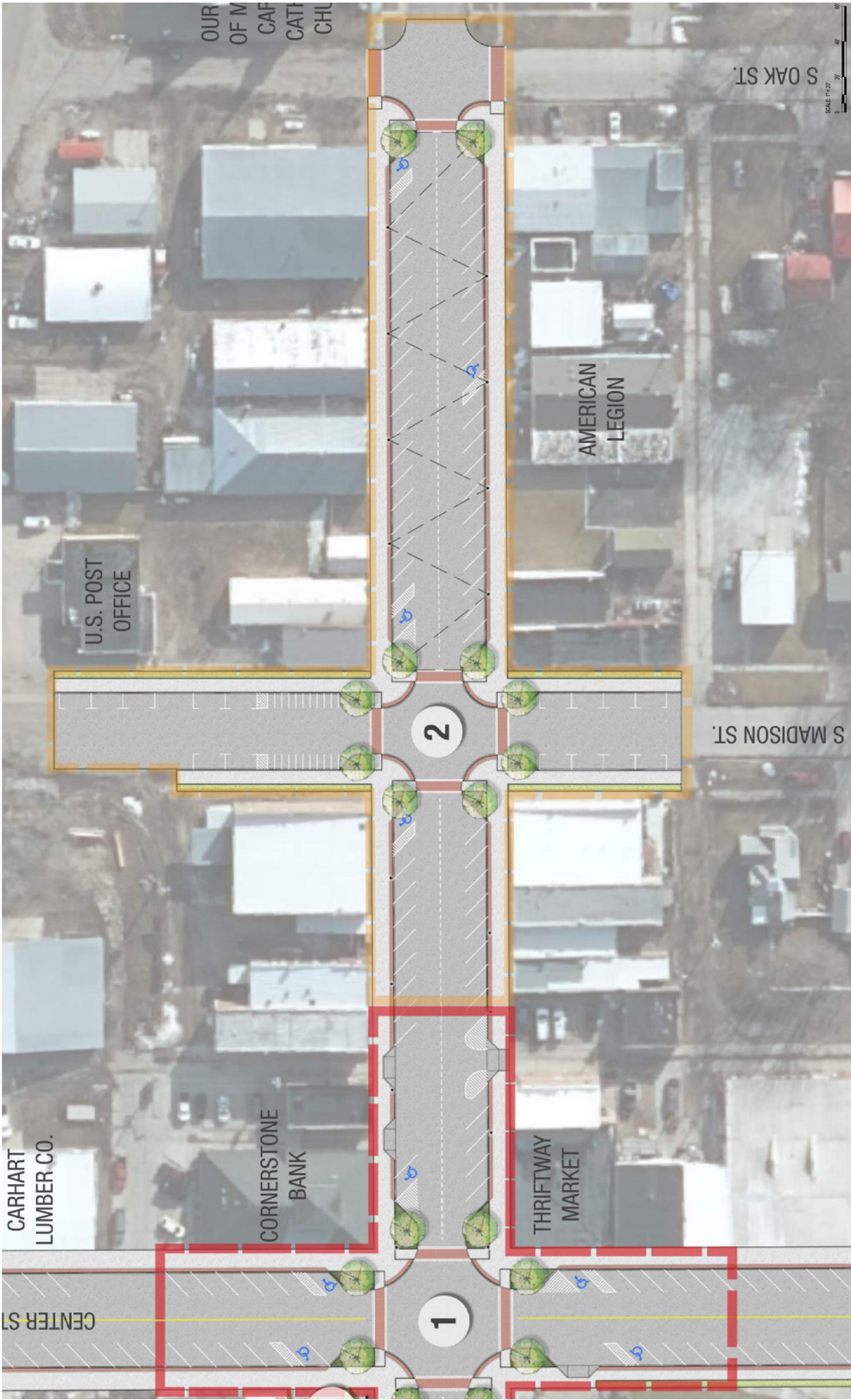
## STREETSCAPE PLAN:

- This rendering translates the diagrammatic quality of the framework plan into physical improvements.
- The main axis of 2nd Street between Giles Creek and Oak Street is represented as new pavement. Due to dramatic crowning of the road, caused by years of resurfacing, re-pavement of the road over time and in sections would allow future underground utility work to occur and improved drainage of the area including and around downtown.
  - The primary hubs/nodes of Center and 2nd Streets and Center and Madison Streets would receive sidewalk bumpouts including trees and landscaping, brick or colored concrete crosswalks, and possible furnishings like benches, bike racks, and trash receptacles. These bumpouts would increase pedestrian safety, allow for social spaces at places where people naturally cross paths, improve parking conditions, and slow down cross traffic.
  - The NDOT would need input from the beginning of the design process at the bumpout of Center and 2nd Streets due to Center Street being a state highway.
  - Also shown on the proposed plan is a new lighting scheme for the 4-block area along 2nd Street. A new more pedestrian scale light pole would be proposed at a 60'-80' interval. The portion of 2nd Street between Madison and Oak Street dubbed 'Tilden's Festival Street', would have the same light poles as the other blocks but with an option to connect overhead festoon lighting.
  - Golf cart parking spots would be located adjacent to the Festival Street.
  - Additional improved parking areas and sidewalk access connections are proposed across the 2nd Street axis including on the north and south side of Madison Street at the Post Office, north along Center Street, at the south side of the pool, and at the north side of the future splash pad.
  - All proposed sidewalks between Antelope Street and Oak Street would remain a 12'-13' paved area with 2' of that being a brick or colored concrete collector strip.

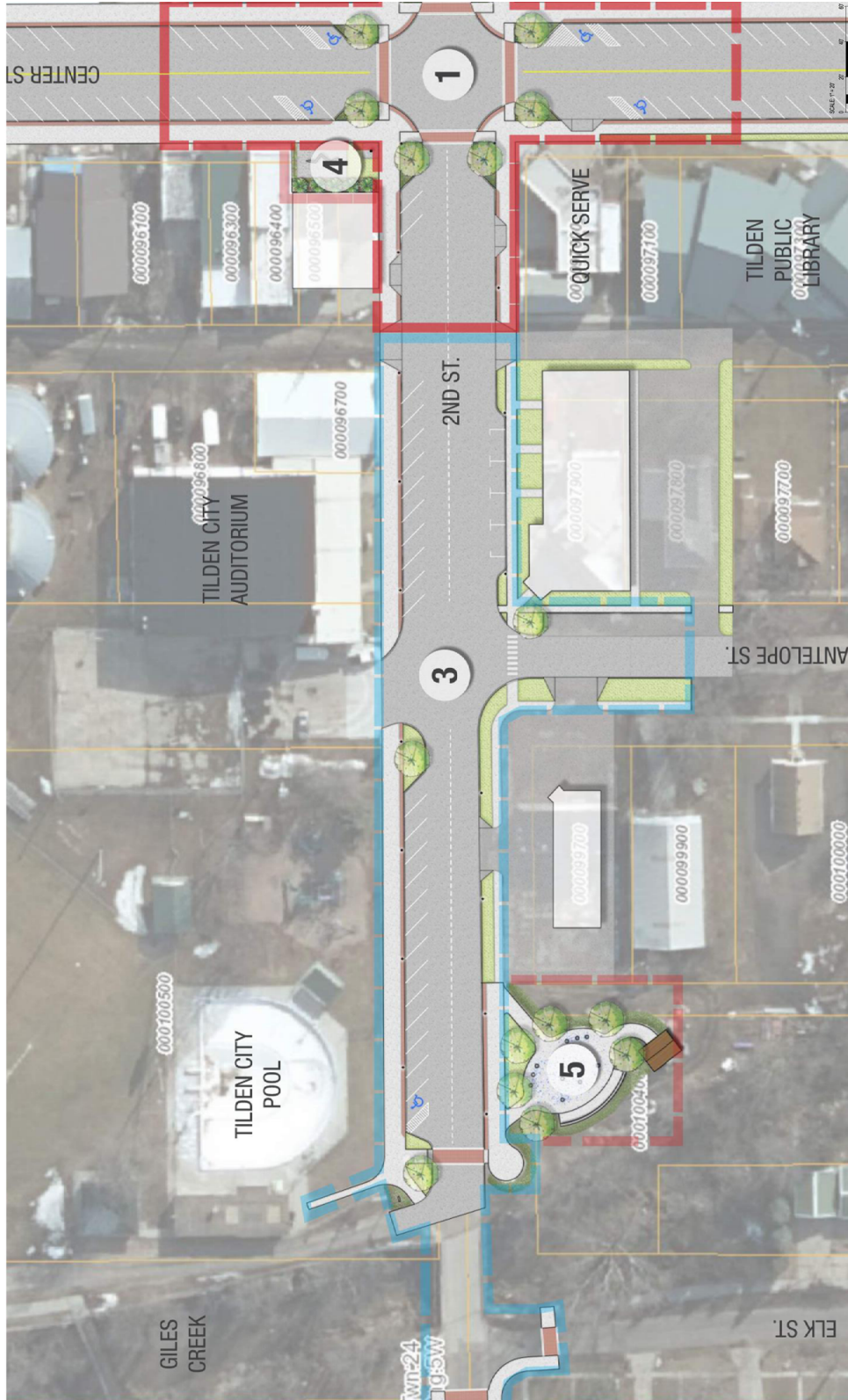
# DOWNTOWN CORRIDOR STREETSCAPE CONCEPTS



# DOWNTOWN CORRIDOR STREETSCAPE CONCEPTS



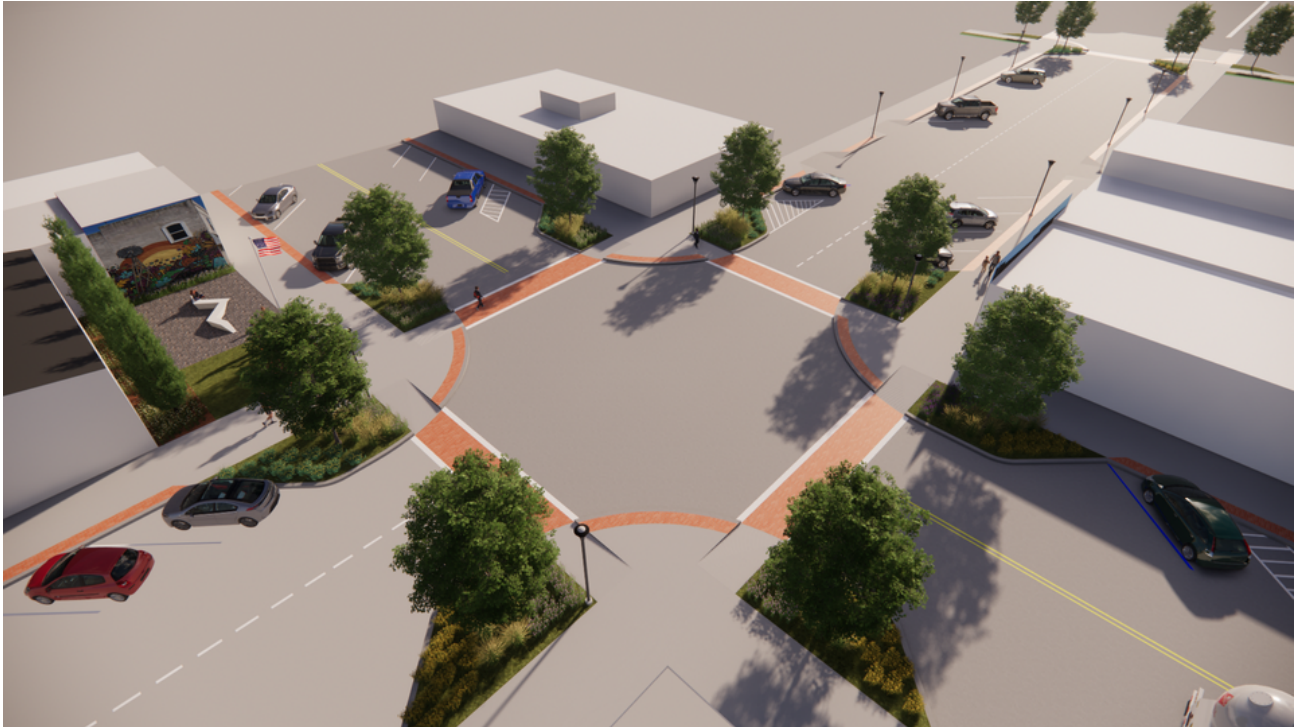
# DOWNTOWN CORRIDOR STREETSCAPE CONCEPTS



## DOWNTOWN CORRIDOR STREETSCAPE PERSPECTIVES

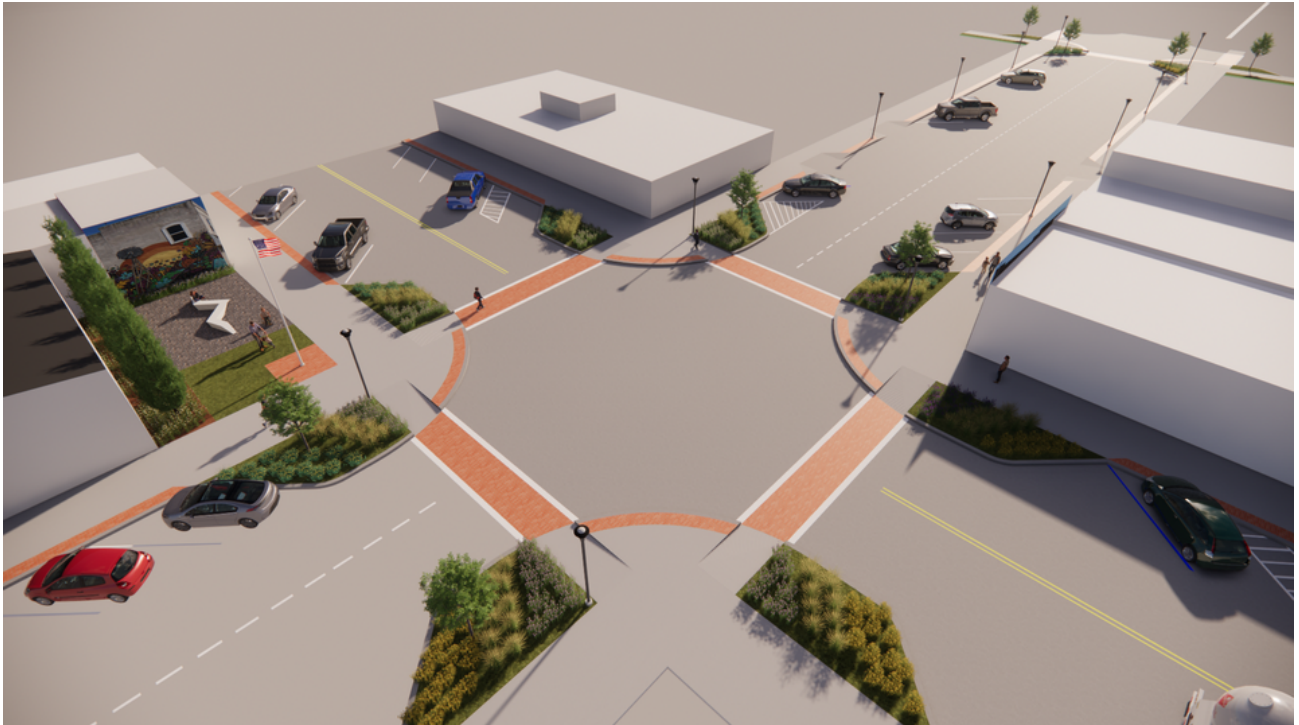
These perspectives help visualize what much of the improvements to Tilden's downtown would look like in a finished condition.

### Option 1 with full grown trees



This perspective shows a birds-eye view of the intersection of Center and 2nd Street with the parklet shown on the left, Cornerstone Bank at the top, and Thriftway Market on the right side of the image. Looking down 2nd to the east, light poles, improved sidewalks, and bump outs can be seen at the intersection of 2nd and Madison Streets.

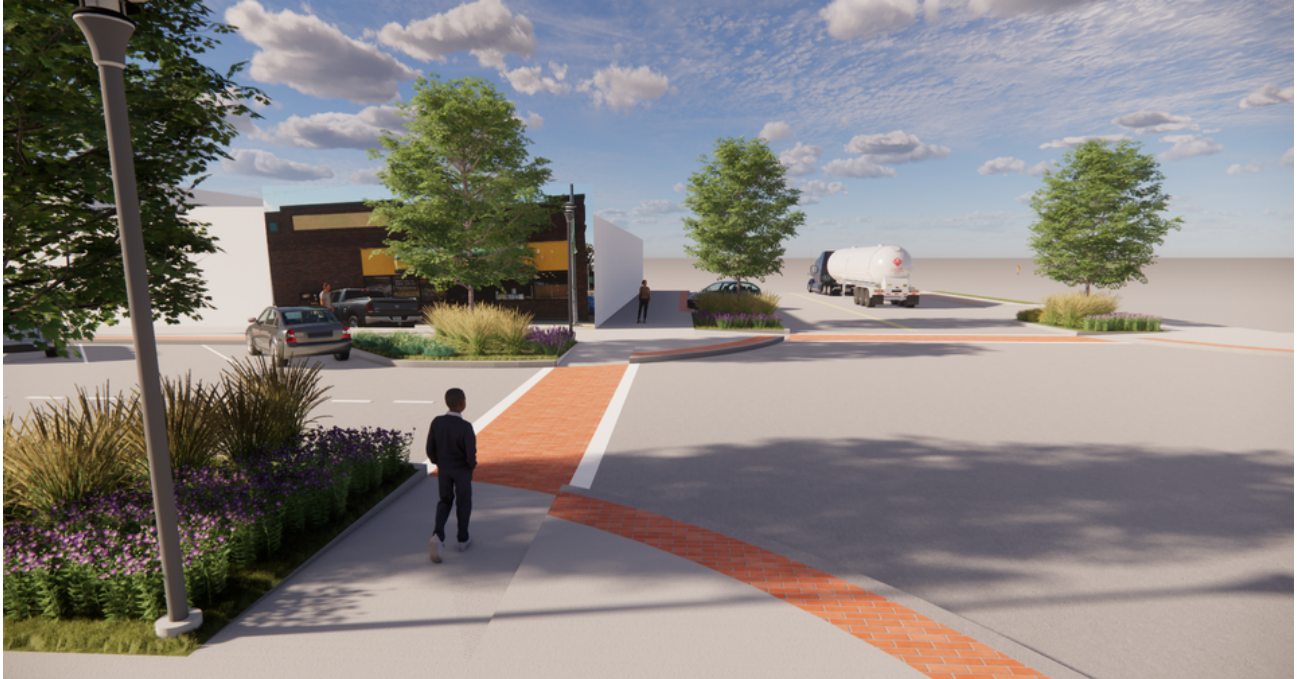
### Option 2 without trees



# DOWNTOWN CORRIDOR STREETSCAPE PERSPECTIVES

These perspectives help visualize what much of the improvements to Tilden's downtown would look like in a finished condition.

Option 1 with full grown trees



This eye-level perspective view of Thriftway Market at the intersection of Center and Main shows the pedestrian focused planted bump outs with colored crosswalks, colored 2' collector strips and new light poles. Parking would be moved further from the intersection to help reduce the occurrence of collisions between cars turning and cars backing up. The view also illustrates how pedestrian safety is increased by making them more visible to on-coming traffic, rather than having to cross behind cars parked too close to the intersection.

Option 2 without trees



# DOWNTOWN CORRIDOR STREETSCAPE PERSPECTIVES

These perspectives help visualize what much of the improvements to Tilden's downtown would look like in a finished condition.

## Option 1 with full grown trees



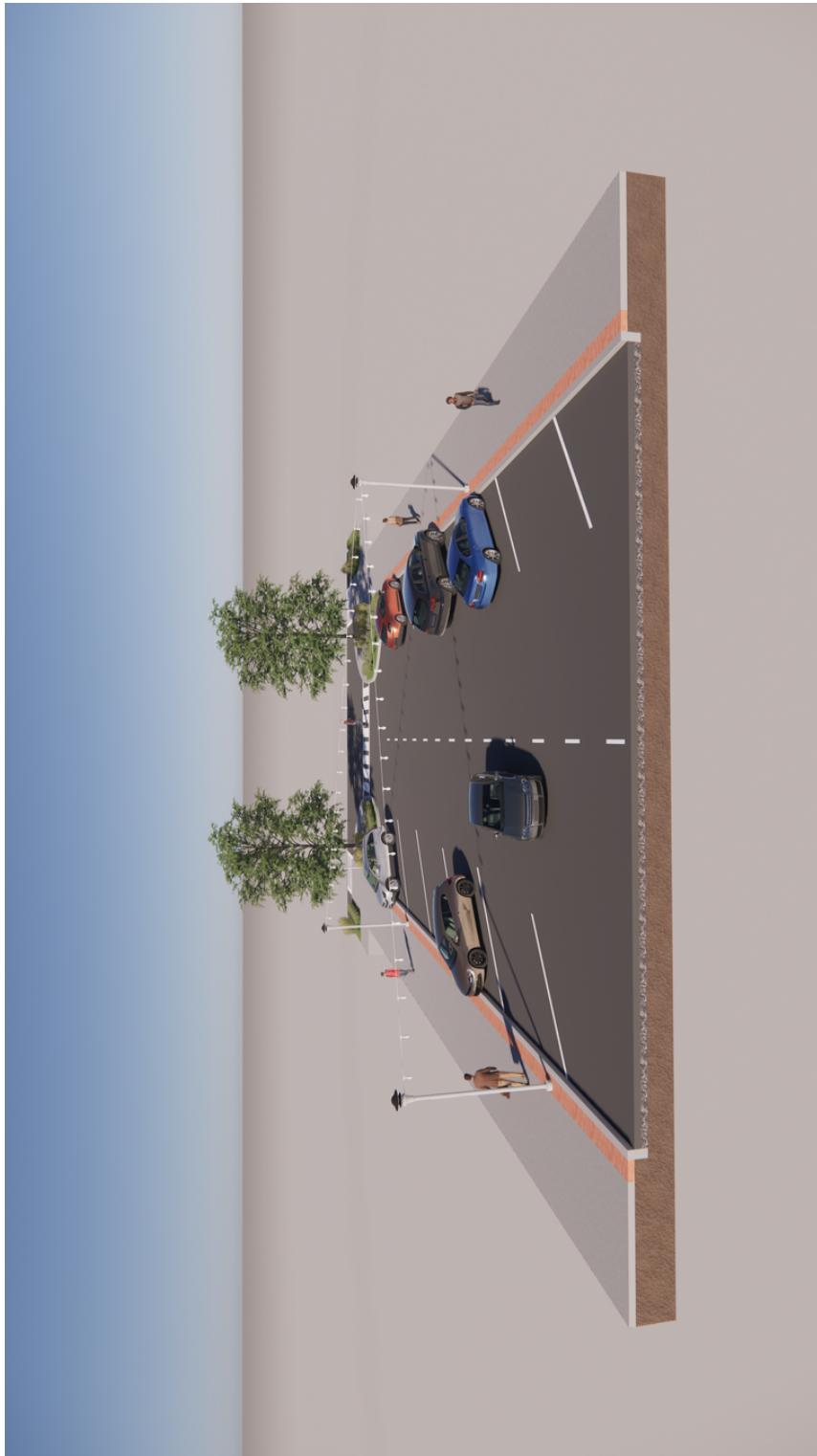
This perspective shows possible improvements to the privately-owned parklet at Center and 2nd Streets. These improvements would be up to the property owner. Vertical form trees like Crimson Fire oaks, Taylor Juniper, or Princeton Sentry ginkgos would help screen the side of the new building adjacent to the park, the north and west sides of the park could be underplanted with shrubs or perennials. An area of lawn space would transition to a decomposed granite area with a statement bench. The flagpole and mural could remain and be celebrated in their existing locations.

## Option 2 without trees



# DOWNTOWN CORRIDOR STREETSCAPE PERSPECTIVES

These perspectives help visualize what much of the improvements to Tilden's downtown would look like in a finished condition.



This is a section perspective showing the future street condition. The graphic shows proposed sidewalk, parking, and lane widths as well as new light poles with the option of festoon lighting mounted to the poles.

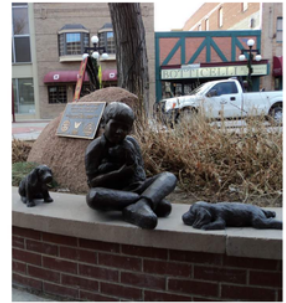
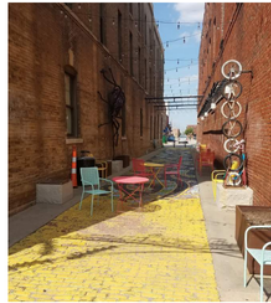


# DOWNTOWN CORRIDOR STREETScape INSPIRATION

## GATEWAY FEATURES / MONUMENTS



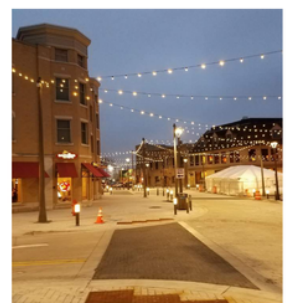
## PUBLIC AMENITIES



## PEDESTRIAN ZONES



## STREET LIGHTING



# DOWNTOWN CORRIDOR STREETScape INSPIRATION

## INTERSECTIONS & CROSSWALKS



## ROAD FEATURES



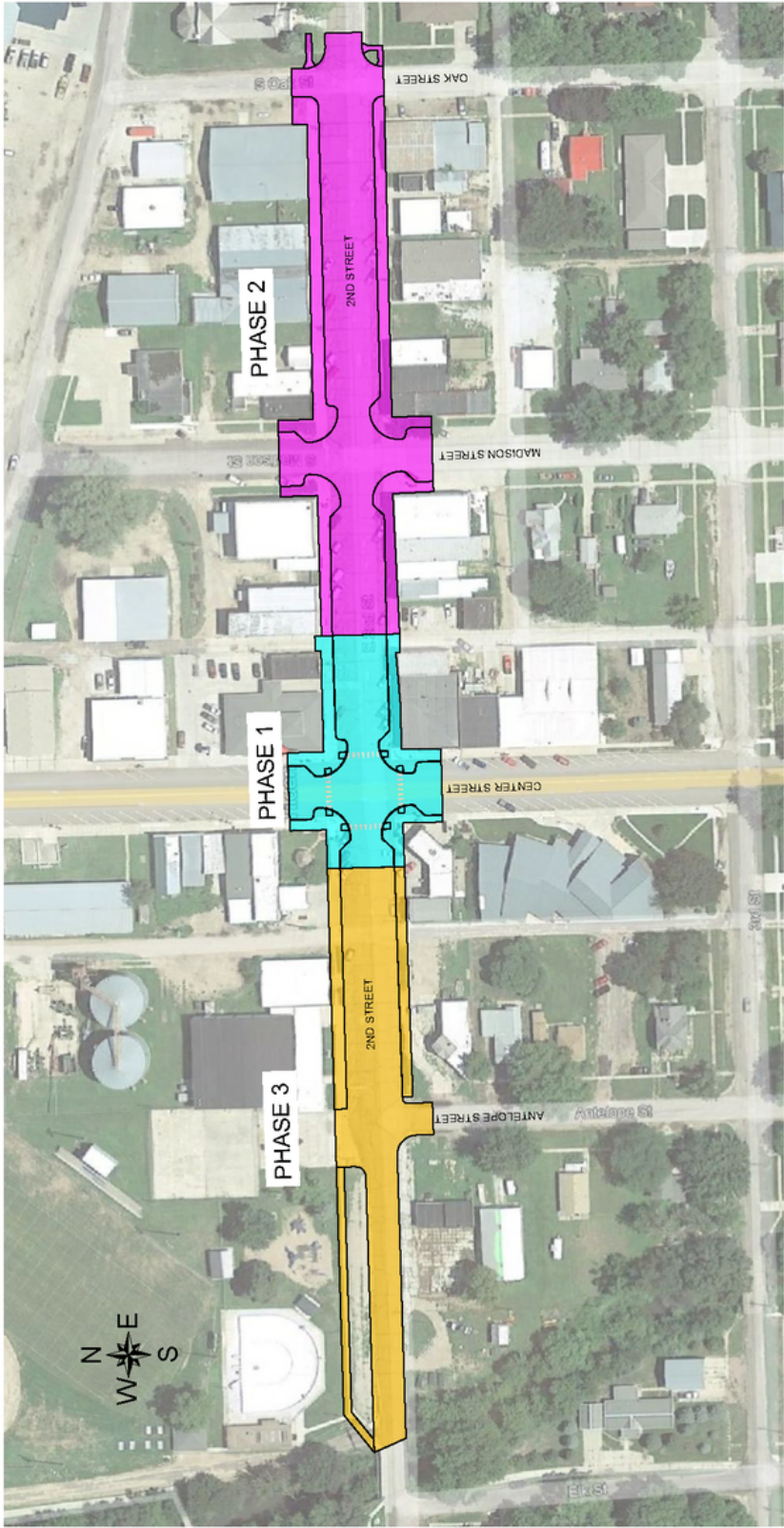
## SEATING



## STREET TREES / LANDSCAPING



# INFRASTRUCTURE CONSIDERATIONS



# INFRASTRUCTURE CONSIDERATIONS

## PHASE 1

Limits of construction extend from 50-feet west of the intersection of 2nd and Center Street east to the east side of the alley between Center Street and Madison Street, and on Center Street from 50-feet south of the intersection of 2nd and Center to 50-feet north of said intersection.

Improvements shall include removal of existing street surfacing, sidewalks, and underground utilities and the construction of street paving, colored crosswalks and decorative paving, concrete sidewalks and underground utilities such as PVC water mains, PVC sanitary sewer mains and RCP storm sewer along with necessary appurtenances.

## PHASE 2

Limits of construction extend from the east side of the alley between Center and Madison Street to approximately 20 feet east of the intersection of 2nd and Oak Street, and 50-feet north and south at the intersections of 2nd Street and both Madison and Oak Streets.

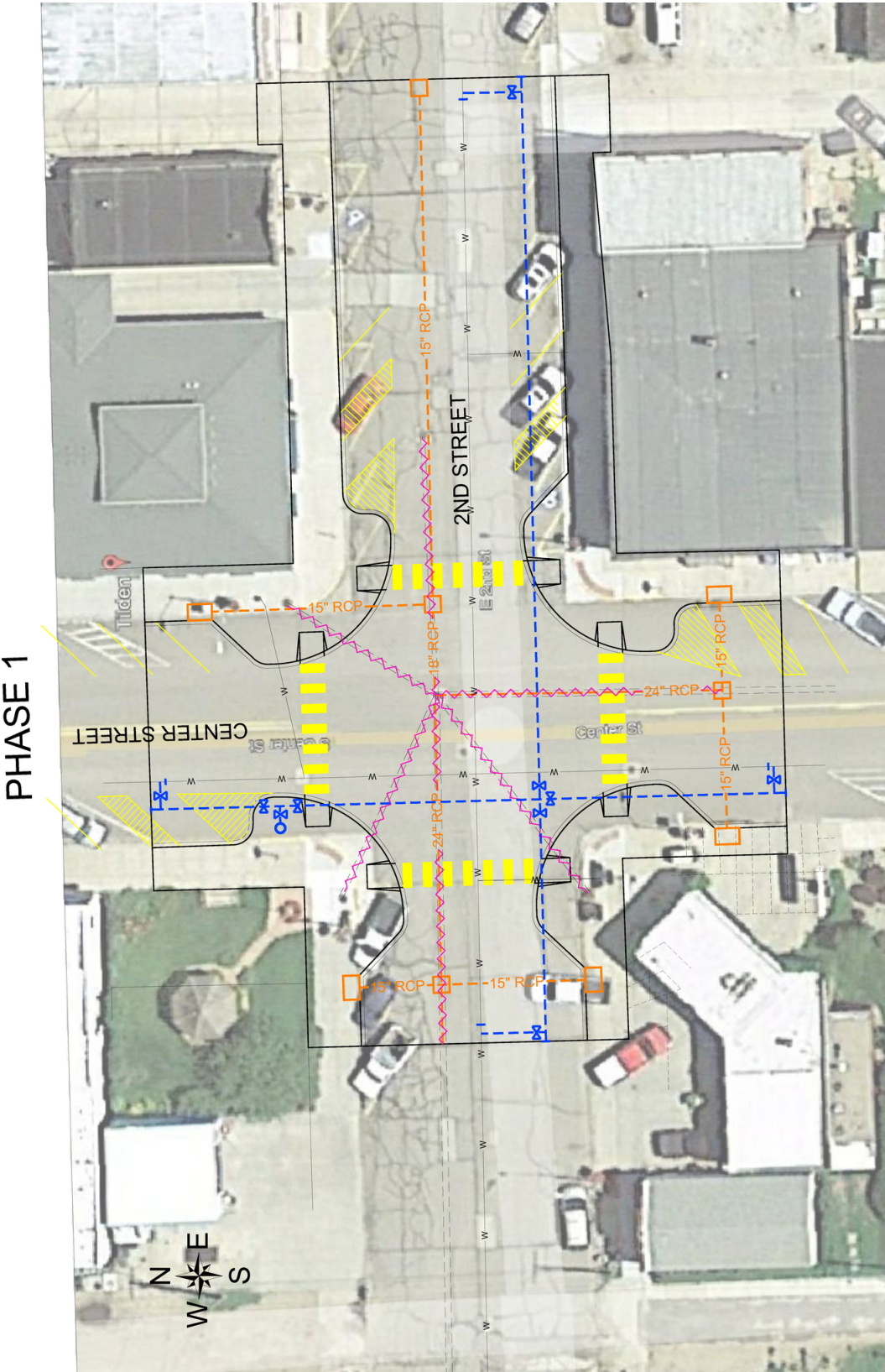
Improvements shall include removal of existing street surfacing, sidewalks, and underground utilities and the construction of street paving, colored crosswalks and decorative paving, concrete sidewalks and underground utilities such as PVC water mains, PVC sanitary sewer mains and RCP storm sewer along with necessary appurtenances.

## PHASE 3

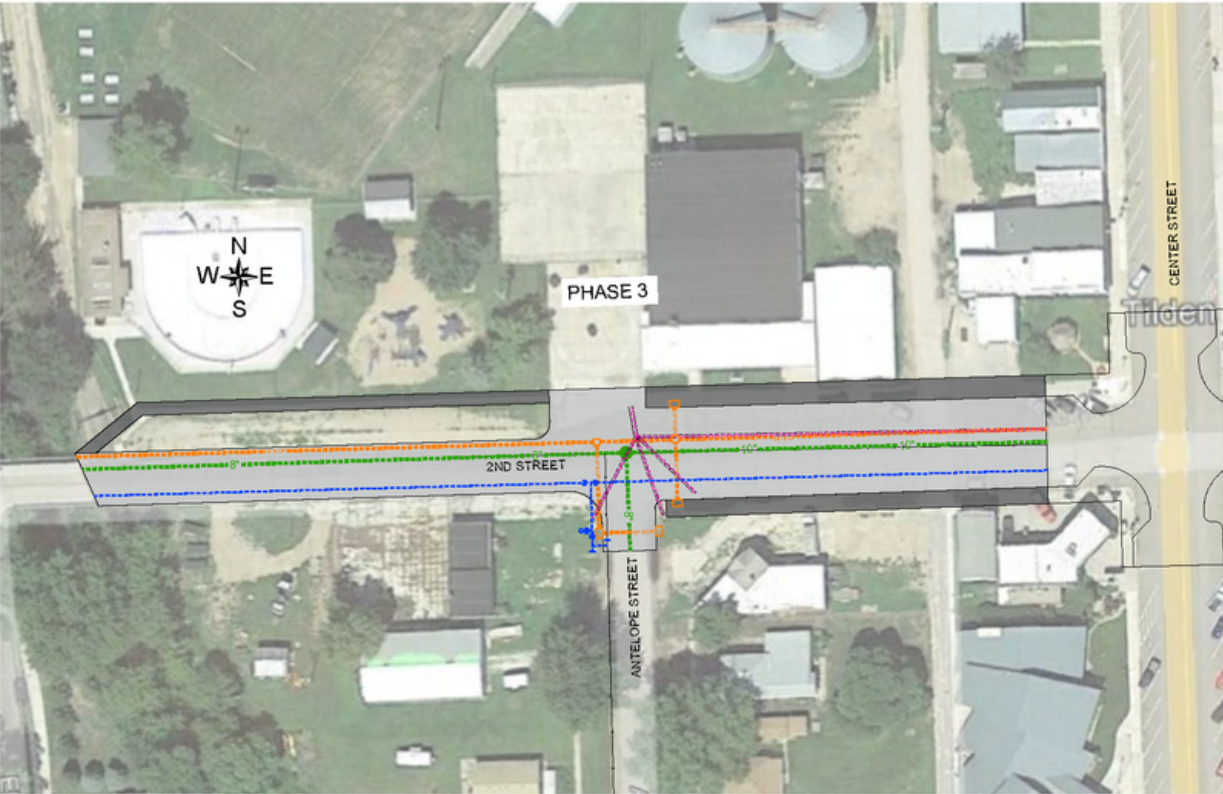
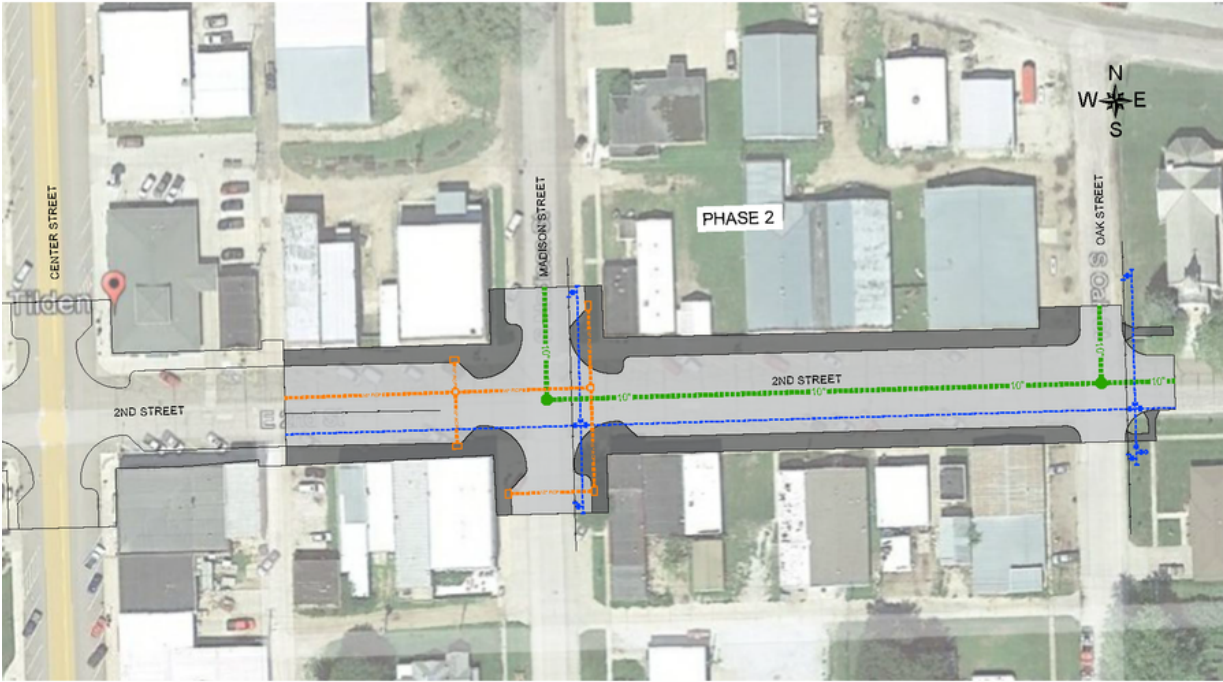
Limits of construction extend from the 50-feet west of the intersection of 2nd and Center Street west to the Giles Creek Bridge, and 50-feet south of the intersection of 2nd and Antelope Street.

Improvements shall include removal of existing street surfacing, sidewalks, and underground utilities and the construction of street paving, colored crosswalks and decorative paving, concrete sidewalks, parking areas and underground utilities such as PVC water mains, PVC sanitary sewer mains and RCP storm sewer along with necessary appurtenances.

# INFRASTRUCTURE CONSIDERATIONS



# INFRASTRUCTURE CONSIDERATIONS



# BUILDING ENHANCEMENTS IMPROVEMENT GUIDELINES

Our recommendations for enhancements in the redevelopment district are subdivided into four Proposed Program Guidelines related to Buildings:

## REPAIR AND MAINTENANCE

While storefront and façade improvements can be the most gratifying investments, the first dollars spent in Tilden's downtown revitalization program should go toward preservation. Traditional masonry buildings will last a very long time if they are maintained properly and protected against moisture. Many buildings in Tilden show signs of neglect which will ultimately lead to loss of use, loss of value, and may potentially create safety issues.

Address structural concerns that impact public safety. Some examples might include:

1. Masonry walls work when all components (the bricks and the mortar) work together as one. Tuckpoint walls that show evidence of eroding mortar. Re-lay areas of loose brick.
2. Usually, the cause of decaying masonry and wood building components is moisture intrusion. Install sheet metal and EPDM cap flashings around the building's parapets and roof edges to prevent moisture from entering wall cavities. On low-slope roofs install a new insulated EPDM rubber roofing system. Avoid metal roofing or spray on applications at flat and low-slope roofs of buildings that aren't going to be occupied or regularly inspected. If bricks must be coated due to spalling or other damage, use vapor permeable elastomeric paints and sealants.
3. Structural collapse not only destroys a part of your town's history, it can be deadly. Address and repair walls, columns, and roofs that have been damaged by storm, water intrusion, impact, or failed foundations. It is to the benefit of everyone to make our buildings safe.
4. Fires are also devastating and can easily spread from one property to another. Remove antiquated electrical systems and components in areas that are not regularly occupied. Update electrical systems in areas that are used. Consider installing fire suppression sprinkler systems in all buildings.

# BUILDING ENHANCEMENTS IMPROVEMENT GUIDELINES

## STOREFRONT AND FAÇADE IMPROVEMENTS

Tilden boasts an impressive and diverse collection of historic architecture, and there is no need to reinvent the wheel when deciding how to spruce up the appearance of these buildings.

1. Best practices would restore the buildings' original fenestrations to their intended size. Opaque coverings and infills should be removed so that storefronts, transoms, and windows can be returned to their original proportions. Existing sashes and frames should be repaired when possible, or new units of thermally broken aluminum or fiberglass can be procured to closely match the original configurations.
2. New materials should be durable and visually-compatible with the historic buildings' character. Wood siding, vinyl, cement board, thin stone, and faux finishes are generally not appropriate. Choose products that will stand the test of time, and plan to provide proper scheduled maintenance to your improved property.
3. To the greatest extent possible, repair deteriorated mortar by tuck pointing. Avoid covering original exposed brick with stucco or other products that mask deterioration. If brick has been previously covered, evaluate the feasibility of removing the plaster, stucco, paneling, etc. This is an aesthetic as well as a structural concern.
4. Consult the US Secretary of the Interior's Standards for Rehabilitation for specific guidance on preserving and restoring the historical character of these buildings.
5. All of your buildings – historic and new alike – should be kept looking “fresh”. Keeping paint, graphic signage, and windows/doors in good repair should be a high priority.
6. Preserve a commercial appearance on downtown buildings. Decorating downtown facades with tract-house type materials such as brick veneer, thin stone, wood shakes, shutters, residential doors, and faux materials is generally not appropriate.
7. New construction on vacant lots can be a boon to the economy of your downtown and should be welcomed. However do not incentivize new construction in your downtown district that has a suburban or industrial appearance. There are some newer buildings in Tilden that, while incredibly beneficial economically, have not been designed in a way that is visually compatible with the downtown context. Instead, work with the property developer to engage an architect or designer who will deliver a building that enhances the appearance of your community. Look to the historic buildings nearby for cues on scale and proportion. Do not attempt to fake a historical appearance, but plan for façade elements like windows, storefronts, canopies, cornices/parapets, etc. to match sizes and datum heights of the older buildings.



# BUILDING ENHANCEMENTS IMPROVEMENT GUIDELINES

## USABILITY

Buildings that people use bring more vitality to a district than unused buildings that simply look pretty from the street. Give proper consideration to building elements that may not be aesthetic, but that contribute to a building's durability and usability.

1. Buildings should be comfortable, energy efficient, aesthetically appealing, and safe. To achieve these things, install modern plumbing, electrical, lighting, and heating, ventilation and cooling equipment.
2. People will avoid improving their buildings if costly hazardous materials abatements are needed. Consider using community funds to assist in removing hazardous materials such as asbestos where they exist.
3. Buildings should be usable by all. Wherever possible, make these buildings handicap accessible.
4. New investments should be protected so they will last and be useful for many years to come. Install new rubber membrane roofs and flashings to preserve the life of the building.

## UPPER STORY HOUSING

Many two-story buildings in downtown Tilden would have historically had a housing component on the upper floor. Providing housing options downtown is an economic driver for main street communities. Various demographics which can be served include transitional professionals, young singles/couples, empty nesters, and vacation renters. Downtown residents are more frequent patrons at local businesses. They improve security by providing eyes-on-the-street in the morning and evening hours. As such, consider giving priority in your grant and incentive programs to projects that include an upper story housing component.



# BUILDING CONCEPTS

## CONCEPT 1 – HISTORIC STOREFRONT

A façade improvement reimagines the building's original appearance and provides visual appeal for the district. Large, glass storefronts provide indoor/outdoor transparency that is welcoming and better suited for retail use. Fabric canopies display the business logo and create a softer appearance than the existing ribbed metal awning. The upper floor windows are restored to their original size.

After: New2U Community Thrift Store



Before: New2U Community Thrift Store



## BUILDING CONCEPTS

### CONCEPT 2 – RESIDENTIAL/COMMERCIAL USE

After removing failed paint and parging any spalled surfaces, the property's appearance is instantly spruced up with the application of new paint. Windows and doors are replaced to be more useful and attractive. The corner glass block opening is restored at the second floor. The building's interior could be reimagined as commercial space on the ground floor corner, with residential use above and along the main floor of the side street. Pruning or replacement of the overgrown vegetation further refines the building's appeal.

After: Reimagined Commercial/Residential Building



Before: Reimagined Commercial/Residential Building



## BUILDING CONCEPTS

### CONCEPT 3 – SALON ADDITION

A new addition onto the existing building adds valuable commercial space to the unused downtown lot. Since the main entrance would remain at the existing building, the addition is set back slightly from the property line to preserve a pocket of green space in front, and prevents the addition from overwhelming the unique, petite salon building. Creating a second story on the addition is an opportunity to add a much needed housing unit downtown with access from the alley.

The existing main floor level is higher than the elevation of the sidewalk. A new stoop with ramp is added to create an accessible path to the entry door.

After: Salon 1 with Spa and Upper Living Addition



Before: Salon 1



# IMPLEMENTATION OVERVIEW

Based upon the data produced and collected, the following conclusions have been made that will impact the projects identified. The proposed implementation schedule is organized into the accompanying table. This implementation schedule includes all projects described in the project concepts handout. A description of each column header is listed below.

## TIMELINE

These projects are anticipated to be completed in the next 10 years. They are broken down into three phases for planning purposes. Based upon funds availability, the choice may be made to group phases together or to break each project down into additional phases. At this time, it is assumed that each phase is 3 years.

## PROJECT DESCRIPTION

Every project in this table is connected to the project concepts that were described in the Design Concepts section of this CIP document.

## ESTIMATED COST

Infrastructure and streetscape costs are based upon Opinions of Probable Costs (OPC) prepared by John Zwingman, P.E. of Advanced Consulting Engineering Services and Austin Ahrens of RDG Planning & Design. Building improvement costs are based upon the past experiences that staff from FIVE RULE Rural Planning has had in administering downtown building improvement projects.

## SOURCE OF FUNDS

Projects listed in this CIP document may be funded through a variety of public and private sources of funds.

- Tax Increment Financing (TIF) is a property tax incentive program that enables developers to recover some or all of their investment through a refund of property taxes above the property's original assessment. For instance, a property originally assessed at \$10,000 will generate an annual property tax bill of \$223. Once redevelopment is complete, if the assessed value increases to \$100,000, the new property tax bill generated would be \$2,230. The difference of \$2,007 will be refunded to the developer every year for up to 15 years. This refunded amount must be used to reimburse the developer for eligible redevelopment costs.
- If approved in November 2022, LB 840 Loans/Grants would be provided to Tilden businesses and housing developers through their local economic development program, commonly referred to as LB 840. Tilden's LB 840 program will be funded through the local sales tax.
- Private Investment is the amount of funds that a private business or building owner will put into a project.
- DTR funds are provided by the Nebraska Department of Economic Development through the CDBG program and require a local match of 25% of total project cost. If Tilden is awarded the grant, CDBG will fund 75% of total project cost..
- City sales tax revenue will be generated through a portion of the City's sales tax that was previously approved by voters to be used for infrastructure projects.

# IMPLEMENTATION ESTIMATES

DESCRIPTION	DOWNTOWN TILDEN STUDY AREA, INFRASTRUCTURE UPGRADES, OPINION OF PROBABLE COSTS (OPC)						
	PHASE 1		PHASE 2		PHASE 3		TOTAL
	TOTAL COST	SOURCE OF FUNDS	TOTAL COST	SOURCE OF FUNDS	TOTAL COST	SOURCE OF FUNDS	
STREET, SIDEWALK, & STORM SEWER IMPROVEMENTS	\$512,959.00	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$959,705.00	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$726,270.00	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$2,198,934.00
WATER SYSTEM IMPROVEMENTS	\$78,695.00	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$152,750.00	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$66,875.00	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$298,320.00
SANITARY IMPROVEMENTS	\$31,287.50	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$86,700.00	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$27,750.00	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$145,737.50
STREETSCAPE IMPROVEMENTS	\$109,518.00	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$176,885.00	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$112,500.00	CDBG-DTR/CITY INFRASTRUCTURE FUND	\$398,933.00
BUILDING IMPROVEMENTS	\$0.00		\$15,000-\$30,000	LB 840/TIF/PRIVATE	\$15,000-\$150,000	LB 840/TIF/PRIVATE	\$30,000-\$300,000
TOTAL ESTIMATED CONSTRUCTION COST	\$732,460		\$1,376,040		\$938,425		\$3,041,925
CONTINGENCIES (20%)	\$168,396		\$310,585		\$209,191		\$688,172
ENGINEERING (10%)	\$73,246		\$137,604		\$93,343		\$304,192
PROJECT OBSERVATION (3%)	\$21,974		\$41,281		\$28,003		\$91,258
TOTAL ESTIMATED PROJECT COST	\$1,105,593		\$2,042,395		\$1,263,961		\$4,125,546