

18th & "Q" Streets Redevelopment Area Blight & Substandard Determination Study.



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AMERICA FIRST REAL ESTATE GROUP

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*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

Lincoln, Nebraska * 402- 464 - 5383

NOVEMBER, 2012

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BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **18th & “Q” Streets Redevelopment Area** in Lincoln, Nebraska. The results of this **Study** will assist the City in declaring the **Area** as both **blighted and substandard**.

Location

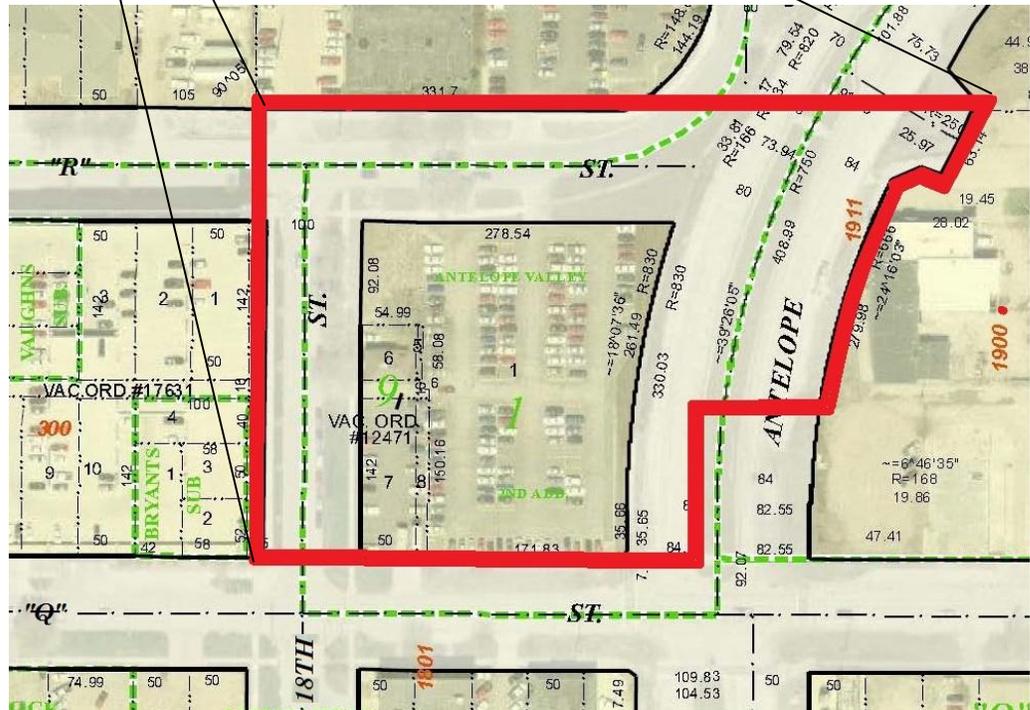
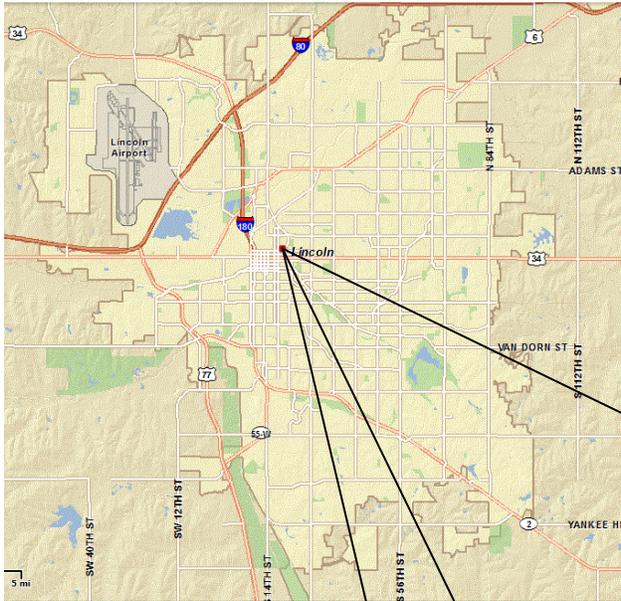
The **18th & “Q” Streets Redevelopment Area** boundary is generally described as one city block within the City of Lincoln, Lancaster County, Nebraska, located between 18th Street and Antelope Valley Parkway, from “Q” to “R” Streets, in Lincoln, Lancaster County, Nebraska. The block contains a single family dwelling, accessory garage and a parking lot owned and maintained by the University of Nebraska and a parcel, along with streets and associated public rights-of-way, owned by the City of Lincoln. Parcels within the **Redevelopment Area** include the following:

- Parcel ID# 10-24-314-007-000 (Kinney’s “O” Street Addition, Block 9, Lot 5, S50’ W5’ and Lot 6 S50’ and N1/2 vacated alley adjacent and S1/2 vacated alley adjacent Lot 7 & W11’ Lot 8, University of Nebraska).
- Parcel ID# 10-24-314-016-000 (Kinney’s “O” Street Addition, Block 9, Lot 7 & Lot 8 W11’, City of Lincoln).
- Parcel ID# 10-24-333-001-000 (Antelope Valley 2nd Addition, Block 1, Lot1).
- Municipal Streets Right-of-Way: 18th Street, from north line of “Q” Street to north line of “R” Street, “R” Street, from west line of 18th Street to east line of Antelope Valley Parkway, and the Antelope Valley Parkway from the north line of “R” Street to staggered south line of the alley between “Q” and “R” Streets and the north line of “Q” Street (or the original line of the Antelope Valley Redevelopment Area, City of Lincoln).

Illustration 1, Page 2, City Context Map, identifies the location of the **18th & “Q” Streets Redevelopment Area** in relation to the City of Lincoln. The **Redevelopment Area** is bordered on two sides by the Antelope Valley Redevelopment Area. It is recommended that, upon approval or adoption of the **18th & “Q” Streets Redevelopment Area** by the City of Lincoln, the Antelope Valley Redevelopment Area be officially expanded to include the **18th & “Q” Streets Redevelopment Area**.

CITY CONTEXT MAP

18TH & "Q" STREETS REDEVELOPMENT AREA
LINCOLN, NEBRASKA



LEGEND

 Redevelopment Area

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ILLUSTRATION 1

Lincoln, Nebraska
Blight & Substandard Determination Study
18th & "Q" Streets Redevelopment Area

This **blight and substandard evaluation** included a detailed **exterior structural survey of two structures**, a parcel-by-parcel field inventory, conversations with City of Lincoln staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

SUBSTANDARD AREA

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

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

BLIGHTED AREA

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, small diameter of water mains;
5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as "fair";
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

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

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout the **18th & "Q" Streets Redevelopment Area** must be reasonable so good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, the 18th & “Q” Streets Redevelopment Area is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

Of the Four Substandard Factors, set forth in the Nebraska Community Development Law, three Factors represent a “strong presence,” while one Factor represents a lesser, “reasonable presence,” in the 18th & “Q” Streets Redevelopment Area. The Substandard Factors present in the Redevelopment Area are reasonably distributed throughout the Area.

**TABLE 1
SUBSTANDARD FACTORS
18TH & “Q” STREETS REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ■ |
| 2. | Age or obsolescence. | ■ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ■ |
| 4. | Existence of conditions which endanger life or property by fire and other causes. | ■ |

Strong Presence of Factor	■
Reasonable Presence of Factor	■
No Presence of Factor	○

Source: Hanna:Keelan Associates, P.C., 2012

Strong Presence of Factor –

The results of the field survey identified the two structures in the 18th & “Q” Streets Redevelopment Area, as *Deteriorating*. This Factor is a strong presence throughout the Area.

Based on the results of a parcel-by-parcel field survey analysis and public records available at the Lancaster County Assessor’s Office, the two structures in the Redevelopment Area are *40+ years of age* (built prior to 1972). The Factor of *age or obsolescence* is a strong presence throughout the Redevelopment Area.

The conditions which result in *inadequate provision for ventilation, light, air, sanitation or open space* are a **strong presence** throughout the **Redevelopment Area**. Portions of the underground water and sewer mains are 80+ years of age and in substandard condition, structures were rated as dilapidated and half of the parcels had “poor” overall site conditions.

Reasonable Presence of Factor –

The parcel-by-parcel field analysis determined that the **Substandard Factor *existence of conditions which endanger life or property by fire and other causes*** is a **reasonable presence** throughout the **18th & “Q” Streets Redevelopment Area**. The primary contributing **Factors** included wood frame buildings that are dilapidated and the presence of underground water and sewer mains that are 80+ years of age and in substandard condition.

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

1. Age of structures in excess of 40 years of age and in dilapidated condition;
2. Asphalt surfaced streets in “fair to poor” condition; and
3. Portions of the Redevelopment Area having underground water and sewer mains that are 80+ years of age and in substandard condition.



BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, **six** represent a “strong presence” and **three** represent a “reasonable presence” in the **18th & “Q” Streets Redevelopment Area**. The **Factor** “tax or special assessment excluding the fair value of land,” and “diversity of ownership” had little or “no presence,” while “defective or unusual condition of title,” was not reviewed. All **Blight Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 2
BLIGHT FACTORS
18TH & “Q” STREETS REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

- | | | |
|-----|--|----|
| 1. | A substantial number of deteriorated or dilapidated structures. | ☐ |
| 2. | Existence of defective or inadequate street layout. | ☐ |
| 3. | Faulty lot layout in relation to size, adequacy, accessibility or usefulness. | ☐ |
| 4. | Insanitary or unsafe conditions. | ☐ |
| 5. | Deterioration of site or other improvements. | ☐ |
| 6. | Diversity of Ownership. | ○ |
| 7. | Tax or special assessment delinquency exceeding the fair value of land. | ○ |
| 8. | Defective or unusual condition of title. | NR |
| 9. | Improper subdivision or obsolete platting. | ☐ |
| 10. | The existence of conditions which endanger life or property by fire or other causes. | ☐ |
| 11. | Other environmental and blighting factors. | ☐ |
| 12. | One of the other five conditions. | ☐ |

Strong Presence of Factor	☐
Reasonable Presence of Factor	☐
Little or No Presence of Factor	○
NR = Not Reviewed	NR

Source: Hanna:Keelan Associates, P.C., 2012

Strong Presence of Factor –

Deteriorated or dilapidated structures are a **strong presence** in the **Redevelopment Area**. One primary structure and one accessory structure were both found to be dilapidated to a “critical” extent.

Faulty lot layout exists as a **strong presence** throughout the **Redevelopment Area**. Conditions contributing to the presence of this **Factor** include limited accessibility and a significantly undersized residential parcel.

Deterioration of site or other improvements is a **strong presence** throughout the **Redevelopment Area**. Cracking and settling of several street segments and the parking lot were observed, which contribute to the strong presence of this **Factor**.

Improper subdivision or obsolete platting is a **strong presence** throughout the **Redevelopment Area**. Most of the block was replatted for the Antelope Valley Parkway. However, a several small lots remain from the prior addition, along the east side of 18th Street.

In regards to *other environmental and blighting factors*, the presence of economically and functionally obsolescent structures is a **strong presence** within the **Redevelopment Area**.

One of the other five conditions is a **strong presence** throughout the **Redevelopment Area**. The age of the residential property is an estimated 92 years.

Reasonable Presence of Factor –

Defective or inadequate street layout is a **reasonable presence** in the **Redevelopment Area**. This **Factor** relates to a significant portion of the **Area** exhibiting municipal streets in “fair” condition.

Insanitary or unsafe conditions are a **reasonable presence** throughout the **Redevelopment Area**. Contributing to this **Factor** included “fair” overall site conditions relating to deteriorating streets and parking areas, excessive debris and the age and associated condition of portions of underground utility mains.

The *existence of conditions which endanger life or property* by fire or other causes is a **reasonable presence** throughout the **Redevelopment Area**. The primary contributing **Factors** included wood frame buildings that are dilapidated and portions of the underground water and sewer mains that are 80+ years of age and in substandard condition.

Conclusion

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant, that the findings of this **Blight and Substandard Determination Study** warrant designating the **18th & "Q" Streets Redevelopment Area** as "substandard" and "blighted."

The conclusions presented in this **Study**, are those of the Consultant hired to examine whether conditions of **blight and substandard** exist. The local governing body should review this Study and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.



BASIS FOR REDEVELOPMENT

For a project in Lincoln to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of the **18th & “Q” Streets Redevelopment Area** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

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

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

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

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the City Council of Lincoln (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each **Factor** was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout the **18th & “Q” Streets Redevelopment Area**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/ substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

Location

The **18th & “Q” Streets Redevelopment Area** boundary is generally described as one city block within the City of Lincoln, Lancaster County, Nebraska, located between 18th Street and Antelope Valley Parkway, from “Q” to “R” Streets, in Lincoln, Lancaster County, Nebraska. The block contains a single family dwelling, accessory garage and a parking lot owned and maintained by the University of Nebraska and a parcel, along with streets and associated public rights-of-way, owned by the City of Lincoln. Parcels within the **Redevelopment Area** include the following:

- Parcel ID# 10-24-314-007-000 (Kinney’s “O” Street Addition, Block 9, Lot 5, S50’ W5’ and Lot 6 S50’ and N1/2 vacated alley adjacent and S1/2 vacated alley adjacent Lot 7 & W11’ Lot 8, University of Nebraska).
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- Parcel ID# 10-24-333-001-000 (Antelope Valley 2nd Addition, Block 1, Lot1).
- Municipal Streets Right-of-Way: 18th Street, from north line of “Q” Street to north line of “R” Street, “R” Street, from west line of 18th Street to east line of Antelope Valley Parkway, and the Antelope Valley Parkway from the north line of “R” Street to staggered south line of the alley between “Q” and “R” Streets and the north line of “Q” Street (or the original line of the Antelope Valley Redevelopment Area, City of Lincoln).

Illustration 1, Page 2, City Context Map, identifies the location of the **18th & “Q” Streets Redevelopment Area** in relation to the City of Lincoln. The **Redevelopment Area** is bordered on two sides by the Antelope Valley Redevelopment Area. It is recommended that, upon approval or adoption of the **18th & “Q” Streets Redevelopment Area** by the City of Lincoln, the Antelope Valley Redevelopment Area be officially expanded to include the **18th & “Q” Streets Redevelopment Area**.

Land uses in the **18th & “Q” Streets Redevelopment Area** consists of a single family residence and accessory garage, a vacant lot and a parking lot owned and maintained by the University of Nebraska. These land uses are highlighted in **Illustration 2**. The **Redevelopment Area** contains an estimated 4.7 acres. Approximately 96 percent of the **Area** has been developed.

Table 3 identifies the estimated **existing land uses** within the **Redevelopment Area**, in terms of number of acres and percentage of total for all existing land uses.

**TABLE 3
EXISTING LAND USES
18TH & “Q” STREETS REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

<u>LAND USE</u>	<u>ACRES</u>	<u>PERCENT</u>
Single family residential	0.1	2.1%
Public/quasi-public	1.5	31.9%
<u>Streets R.O.W</u>	<u>2.9</u>	<u>61.7%</u>
Total Land Developed	4.5	95.8%
<u>Vacant/Developable</u>	<u>0.2</u>	<u>4.2%</u>
Total Area	4.7	100.0%

Source: Hanna:Keelan Associates, P.C., 2012

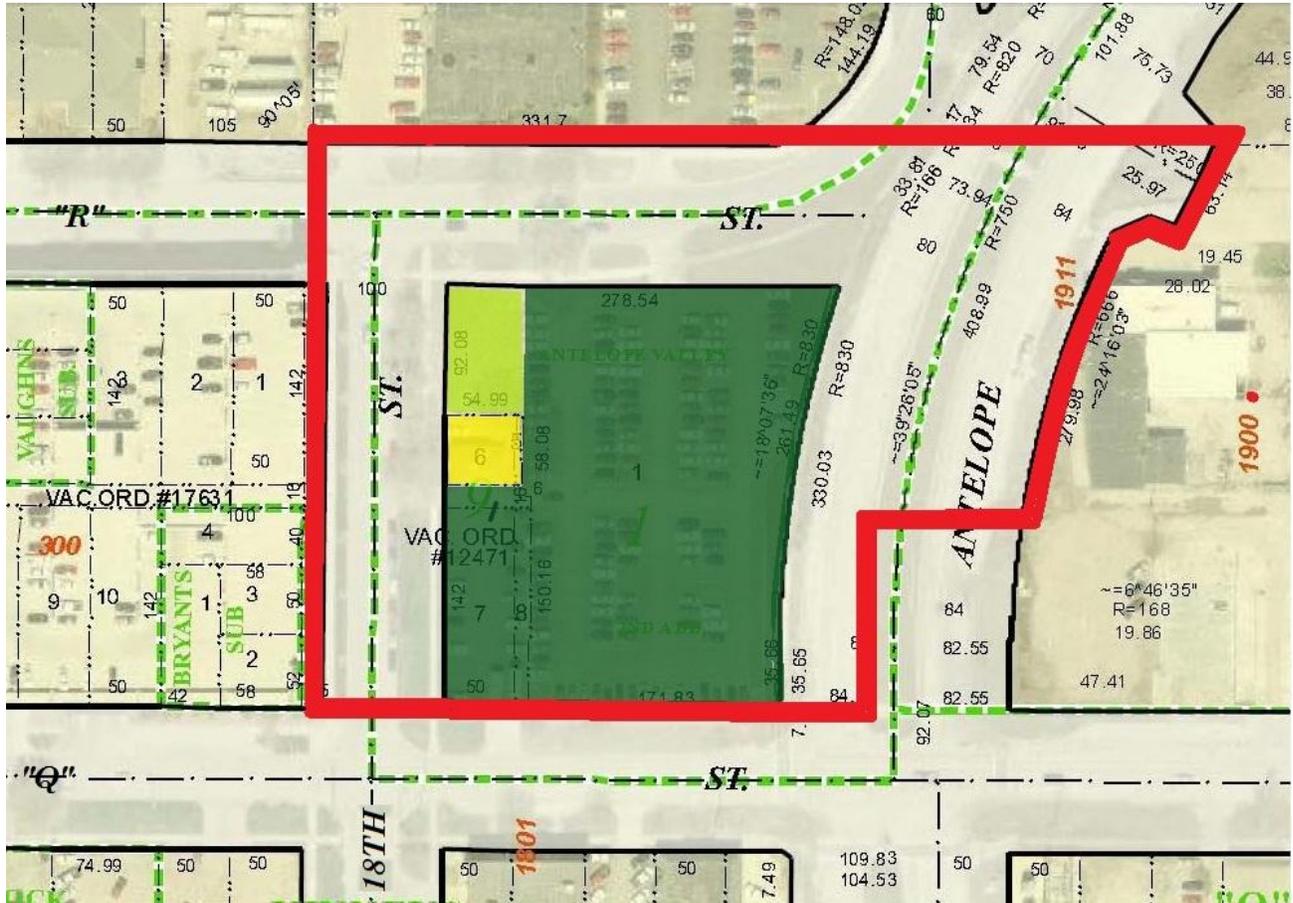
Illustration 3 identifies the existing **Zoning Classifications** within the **18th & “Q” Streets Redevelopment Area**. Zoning activities throughout the **18th & “Q” Streets Redevelopment Area** are administered by the City of Lincoln.



Lincoln, Nebraska
Blight & Substandard Determination Study
18th & “Q” Streets Redevelopment Area

EXISTING LAND USE MAP

18TH & "Q" STREETS REDEVELOPMENT AREA
LINCOLN, NEBRASKA



LEGEND

- VACANT
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- REDEVELOPMENT AREA BOUNDARY

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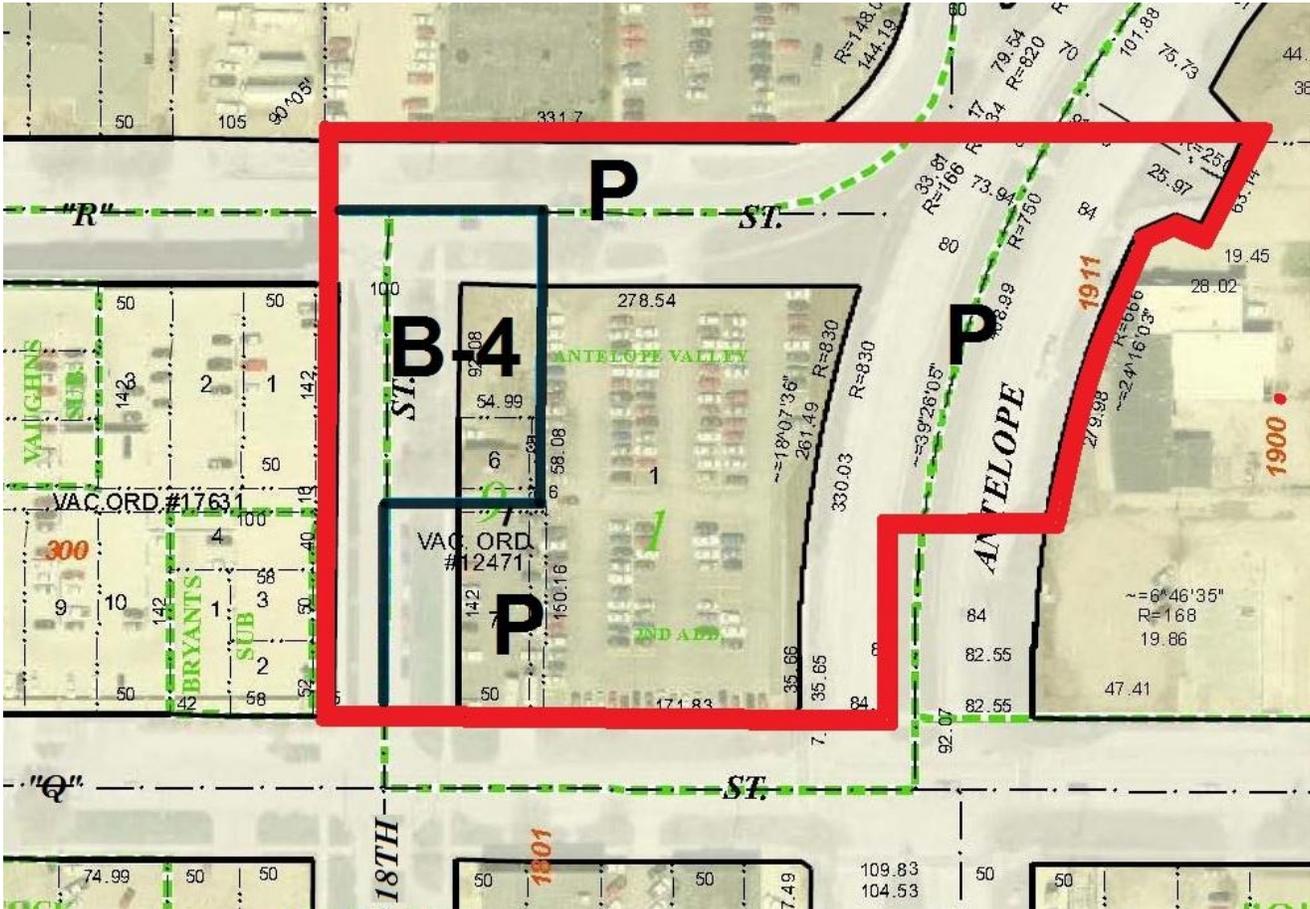
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ILLUSTRATION 2

Lincoln, Nebraska
Blight & Substandard Determination Study
18th & "Q" Streets Redevelopment Area

EXISTING ZONING MAP

18TH & "Q" STREETS REDEVELOPMENT AREA
LINCOLN, NEBRASKA



LEGEND

- P PUBLIC USE DISTRICT
- B-4 LINCOLN CENTER BUSINESS DISTRICT
- ZONING DISTRICT BOUNDARY
- ▭ REDEVELOPMENT AREA BOUNDARY

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ILLUSTRATION 3

Lincoln, Nebraska
Blight & Substandard Determination Study
18th & "Q" Streets Redevelopment Area

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for the **18th & “Q” Streets Redevelopment Area** included an area-wide assessment (100 percent sample) of all of the **Blight and Substandard Factors** identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important for the system for classifying buildings be based on established evaluation standards and criteria and that it results in an accurate and consistent description of existing conditions.

A structural condition survey was conducted in October, 2012. A total of **two structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **18th & “Q” Streets Redevelopment Area**. The “Structural Condition Survey Form” utilized in this process is provided in the **Appendix**.

Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was also conducted in October, 2012. A total of **four separate parcels**, located within three City-designated parcels, were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The Condition Survey Form is included in the **Appendix**, as well as the results of the Survey.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in the **18th & “Q” Streets Redevelopment Area** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **18th & “Q” Streets Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in the **18th & “Q” Streets Redevelopment Area** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the **18th & “Q” Streets Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of the **two existing structures**, within the **18th & “Q” Streets Redevelopment Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/ building.

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

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

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

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures / buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures / buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual **Exterior Rating Form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format.**

Primary Components	Secondary Components
Critical = 11 pts.	Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. **Field Survey Conclusions.**

The conditions of the **two buildings** within the designated **18th & “Q” Streets Redevelopment Area** were determined based on the finding of the exterior survey. The survey indicated the following:

- No (0) structures are classified as structurally **sound**;
- No (0) structures are classified as **deteriorating** with **minor** defects.
- No (0) structures are classified as **deteriorating** with **major** defects; and
- Two (2) structures are classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures in the **18th & “Q” Streets Redevelopment Area**. The two structures are considered to be dilapidated with major defects.

Conclusion.

The results of the structural condition survey indicate deteriorating structures are a strong presence in the 18th & “Q” Streets Redevelopment Area. Table 4 identifies the results of the structural rating process per building type.

**TABLE 4
EXTERIOR SURVEY FINDINGS
18TH & “Q” STREETS REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated (Substandard)</u>	<u>Number of Structures</u>	<u>Substandard and major Deficiency</u>
Residential	0	0	0	1	1	1
Other: (Accessory)	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>
Totals	0	0	0	2	2	2
Percent	0.0%	0.0%	0.0%	100.0%	100.0%	100.0%

Source: Hanna:Keelan Associates, P.C., 2012

(2) Age or Obsolescence.

As per the results of the field survey and by confirmation from Lancaster County Assessor’s Office property records, the two structures in the **18th & “Q” Streets Redevelopment Area** are 40+ years of age, or built prior to 1972.

Conclusion.

The age and obsolescence of the structures is a strong presence in the 18th & “Q” Streets Redevelopment Area.

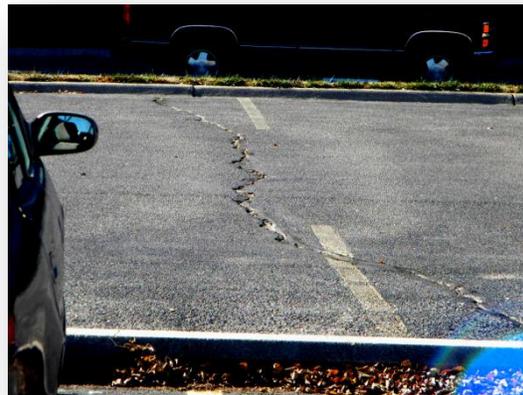
(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions in the **18th & “Q” Streets Redevelopment Area**. **Factors** contributing to insanitary and unsafe conditions are discussed below.

1. As per the results of the field survey, the two structures in the **Redevelopment Area** were rated as *dilapidated*. The back porch of the dwelling is missing an exterior door and the porch windows are broken.
2. Site features, such as parking lots, driveways, concrete curbs and gutters and above ground storm water drainage systems were identified as deteriorating. The asphalt parking lot contains several large cracks where settling of the pavement has occurred.
3. According to the Public Works Department, portions of the sewer mains are 80+ years of age and in deteriorating condition. Additionally, privately owned service lines within the **Redevelopment Area** that connect the dwelling to City mains are approximately 80+ years of age or older and constructed of obsolete materials such as lead and vitrified clay pipe.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the 18th & “Q” Streets Redevelopment Area is a strong presence to constitute a Substandard Factor.



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

1. **Building Conditions.**

The two structures in the **18th & “Q” Streets Redevelopment Area** were built prior to 1972, thus 40+ years of age. Both of the buildings are wood frame structures that are dilapidated. **Significant structural issues exist, include a bowing and collapsing brick foundation, bowed exterior walls with joint gaps and missing roof eave and fascia components. These issues allow moisture and other elements to enter and compromise the structural integrity of the dwelling and garage.**

2. **Lack of Adequate Utilities.**

According to the Public Works Department, portions of sewer mains are 80+ years of age, constructed of obsolete materials and are deteriorating. Mains within the street rights-of-way, however, were replaced in 2001 as part of the Antelope Valley project and are in excellent condition. Other utility service lines connecting private property to municipal water and sewer mains are approximately 80+ years of age, consist of obsolete materials and are deteriorating.

3. **Overall Site Conditions**

The field survey of site conditions at properties within the **18th & “Q” Streets Redevelopment Area** determined that **two of the four parcels were in “fair” condition, while the other two parcels were in “poor” condition.** Specifically, the dwelling and accessory garage exhibit signs of vagrants and trespassers as the yard and interior of the garage are littered with beer and liquor bottles. A dirt and gravel surfaced driveway accompanies the dilapidated structure.

Conclusion.

The conditions which endanger life or property by fire and other causes are a reasonable presence throughout the 18th & “Q” Streets Redevelopment Area.

BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The rating of building conditions is a critical step in determining the eligibility of a blighted area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the **18th & “Q” Streets Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of the **two existing structures**, within the **18th & “Q” Streets Redevelopment Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems to be examined will include the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/ building.

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

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

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

Minor Defect. Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points**.

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points**.

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points**.

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points**.

An individual **Exterior Rating Form** was completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format**.

Primary Components	Secondary Components
Critical = 11 pts.	Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. Field Survey Conclusions.

The conditions of the **two buildings** within the **18th & “Q” Streets Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- No (0) structures are classified as structurally **sound**;
- No (0) structures are classified as **deteriorating** with **minor** defects.
- No (0) structures are classified as **deteriorating** with **major** defects; and
- Two (2) structures are classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout the **18th & “Q” Streets Redevelopment Area**. The two total structures are dilapidated with “critical” defects.

Conclusion.

The results of the structural condition survey indicate deteriorating structures are a strong presence in the 18th & “Q” Streets Redevelopment Area. Table 5 identifies the results of the structural rating process per building type.

**TABLE 5
EXTERIOR SURVEY FINDINGS
18TH & “Q” STREETS REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated (Substandard)</u>	<u>Number of Structures</u>	<u>Substandard and major Deficiency</u>
Residential	0	0	0	1	1	1
Other: <u>(Accessory)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>
Totals	2	1	1	2	2	2
Percent	0.0%	0.0%	0.0%	100.0%	100.0%	100.0%

Source: Hanna:Keelan Associates, P.C., 2012

(2) Existence of Defective or Inadequate Street Layout.

The street pattern within the **18th & “Q” Streets Redevelopment Area** is based on a standard rectangular grid pattern, with the exception of the gradually curving Antelope Valley Parkway. Major problem conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.



1. Conditions of Streets.

Municipal streets within the **Redevelopment Area** are deteriorating, with the exception of Antelope Valley Parkway. Asphalt surfaced streets, especially along 18th Street, have extensive cracking to the degree where entire segments of the street have become compromised. Water infiltration through the cracked segments has eroded the underlying road base, causing sections to settle, especially at pedestrian crosswalks.

2. Condition of Parking Areas.

The University of Nebraska parking lot has sections of asphalt surfacing with deep cracking. The 18th Street entrance and driveway has had several incremental repairs, resulting in sections of varying heights and surface texture. The parking lot is deteriorated and in need of resurfacing.

3. Condition of Sidewalks.

Sidewalks exist along all four sides of the block. The sidewalks along the east side of 18th Street are in good condition. Sidewalk sections along the alley have deteriorated and are in need of extensive repair.

Conclusion.

The existence of defective or inadequate street layout in the 18th & “Q” Streets Redevelopment Area is present to a reasonable degree and constitutes a Blight Factor.

3) **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.**

Building use and condition surveys, the review of property ownership and subdivision records and field surveys resulted in the identification of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within the **18th & “Q” Streets Redevelopment Area**. The problem conditions include:

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

Originally Block 9 of the Kinney’s “O” Street Addition, this block was replatted as Block 1 of the Antelope Valley 2nd Addition. A row of parcels 50’ wide, including the dwelling that measures approximately 50’ x 58’ (2,900 sq. ft.), remain on the west side of the block.

2. **Accessibility or Usefulness.**

Antelope Valley Parkway and “Q” Street are at the eastern and southern boundaries of the **Redevelopment Area**, but do not provide access to the City block. Vehicles only have access to the City block from either 18th Street on the west, or from “R” Street on the north.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout the 18th & “Q” Streets Redevelopment Area.



(4) Insanitary and Unsafe Conditions.

The results of the area-wide field survey, along with information obtained from City Officials provided the basis for the identification of insanitary and unsafe conditions within the **18th & “Q” Streets Redevelopment Area.**

1. Age of Structures.

The analysis of the structures in the **18th & “Q” Streets Redevelopment Area** concluded all structures are 40+ years of age, or built prior to 1972. The advanced age and deferred maintenance of these structures contributes to the dilapidated condition of the buildings.

2. Deteriorating Buildings.

The deteriorating conditions documented for the **Area** were evident in both of the existing structures. The housing structure has several “critical” defects, including many access points where water infiltration has led to structural deficiencies of the roof, load bearing walls and the foundation.

3. Age and Condition of Utilities.

The City of Lincoln Public Works Staff estimated the water and sewer service lines to the existing dwelling are approximately 80+ years of age and were constructed of obsolete materials. The majority of the water and sewer mains were replaced since 2001, however, a 120+ year old, deteriorating sewer main runs through the center of the City block.

Conclusion.

Insanitary and unsafe conditions are a reasonable presence throughout the 18th & “Q” Streets Redevelopment Area.



(5) Deterioration of Site or Other Improvements.

Field observations were conducted to determine the condition of site improvements within the **18th & “Q” Streets Redevelopment Area**, including arterial and local streets, storm water drainage systems, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary problems in the **18th & “Q” Streets Redevelopment Area** are age and condition of public utilities, debris and inadequate public improvements.

Two of the four parcels in the **18th & “Q” Streets Redevelopment Area** received an overall site condition rating of “fair,” while the remaining two parcels were received a “poor” rating. Conditions that lead to these findings included:

1. The parking lot has only two entrances, one from 18th Street and the other from “R” Street. All interior access and circulation streets are in “fair” to “poor” condition.
2. The field survey identified properties with a significant amount of debris within the **Redevelopment Area** that indicate vagrants utilize the abandoned residential property.
3. Ground level storm water drainage systems have deteriorated within the parking lot, as well as within the residential property and the vacant tract of land. The dwelling is within three feet of the access driveway of the parking lot, allowing storm water drainage from the parking lot to run onto the residential parcel, further compromising the structure’s foundation.
4. The 18th Street entrance to the parking lot has had many different segments of the concrete and asphalt surfaced replaced which don’t line up properly or have settled to different heights. Other portions of the entrance have since deteriorated and are in need of replacement.
5. Both of the structures in the **Area** are dilapidated to a “critical” extent.

Conclusion.

Deterioration of site or other improvements was present to a strong extent in the Redevelopment Area.

(6) Diversity of Ownership.

The necessity to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions is necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.

Only two owners exist within the **Redevelopment Area**. The parking lot and existing structures are owned by the Board of Regents of the University of Nebraska. The City of Lincoln owns a parcel that is utilized by the City Fire Department.

Conclusion.

The Factor “diversity of ownership” is not a presence in the 18th & “Q” Streets Redevelopment Area.

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

An examination of public records was conducted to determine if tax delinquencies existed for the properties in the **18th & “Q” Streets Redevelopment Area**. It should be noted that real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady market. If a badly dilapidated property was assessed/valued too high, a public protest system is designed to give the property owner appropriate relief and tax adjustment.

1. Real Estate Taxes.

Delinquent taxes can exceed land value as a result of a severely declining market, inefficient tax appraising or lenient tax collection policies. Unlike the older sections of many cities, market value of properties has rarely declined in Lincoln. While large value appreciation is often seen in newer suburban areas and in choice commercial properties, the older properties in the **Redevelopment Area** will have maintained value, or increased at near the rate of general inflation. Properties that have declined in value will have done so as a result of physical deterioration rather than from economic factors.

The Lancaster County Assessor's Office has developed an advanced system with a complete reappraisal of the entire County, along with a sophisticated system of refereed protests. This process has reduced the level of excessive valuations. In recent years the tax collection procedures have also been updated.

An advantage of a buyer's market, combined with fair and thorough ad valorem valuation and vigorous collections has rendered the instance of significant delinquency to be virtually non-existent. **The Lancaster County Treasures Office website indicated all of the property within the Redevelopment Area are owned by public entities and thus do not pay property taxes.**

2. Special Assessment Districts.

There are currently no Special Assessment Districts in the **18th & "Q" Streets Redevelopment Area** and there have been none in recent years. Normal maintenance is not usually charged to property owners. To be statutorily chargeable to an owner, it must be shown that the property is monetarily benefited. No project built in the **Redevelopment Area** has benefited any property in an amount close to its market value.

3. Research.

Lancaster County has tax valuations and the status of current payments available on the City/County website. Real estate is taxed at approximately 98 percent of value. It is therefore nearly impossible for a tax to exceed value in a steady or rising real estate market.

4. Current Valuation.

Individual property valuations representing 2012 values are available on the Lancaster County Assessor's Office website. There is no assessed valuation of the properties within the **Redevelopment Area**.

Conclusion.

Examination and analysis of public records, along with extensive field inspection, as previously described, concluded that delinquent taxes and special assessments exceeding the fair value of the land had Little or No Presence of Factor in the 18th & "Q" Streets Redevelopment Area.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in the 18th & “Q” Streets Redevelopment Area.



(9) Improper Subdivision or Obsolete Platting.

An in-depth analysis of the subdivision conditions in the **18th & “Q” Streets Redevelopment Area** indicated that improper subdivision and obsolete platting is prevalent throughout the **Redevelopment Area**.

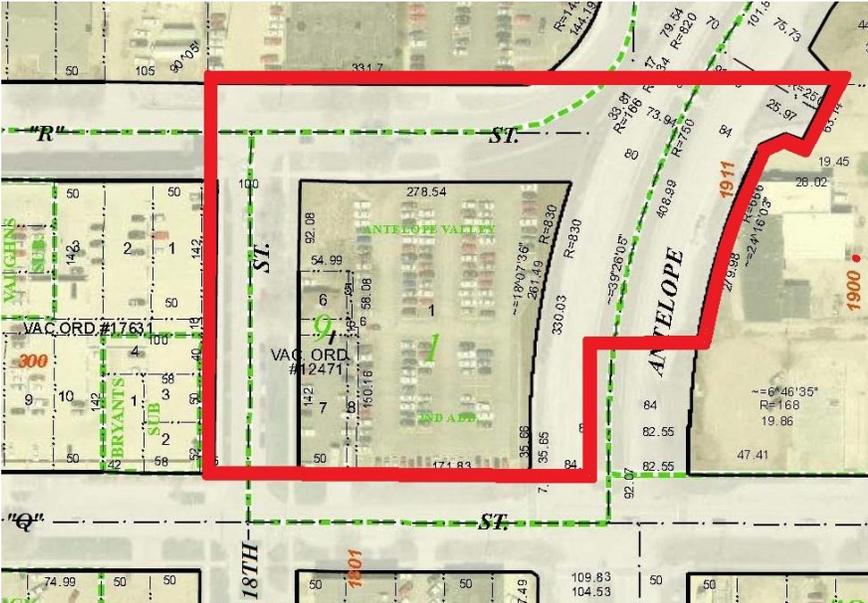
The City block is comprised almost entirely of a surface parking lot, owned and maintained by the University of Nebraska. The municipal block was re-platted as Block 1 of the Antelope Valley Addition in support of the Antelope Valley Parkway. Originally, the block was platted as Block 9 of Kinney’s “O” Street Addition and consisted of 12 individual lots, each measuring 50’ x 142’ or (7,100 sq.ft.). The original Lot 6 was split into two parcels, of which the south half remains as a 50’ x 58’ (2,900 sq. ft.) parcel that contains the two structures. This lot is excessively small by current residential development standards.

The northern portion of former Lot 6 was included with Lot 1 of the Antelope Valley Addition. All of Lot 7 and the west 11’ of Lot 8 exist to the south of the vacated alley. Lots 6, 7 and a portion of Lot 8 are still platted as part of Kinney’s “O” Street Addition.

Efforts to overcome problems of improper subdivision and obsolete platting have led to a mixture of platted lots associated with different subdivisions within the same City block. Street rights-of-way were also reconfigured along the east boundary of the **Redevelopment Area** that has limited accessibility to the parking lot.

Conclusion.

A strong presence of improper subdivision or obsolete platting exists in the Redevelopment Area.



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

1. **Building Conditions.**

The two structures in the **18th & “Q” Streets Redevelopment Area** were built prior to 1972, thus 40+ years of age. Both of the buildings are wood frame structures that are dilapidated. **Significant structural issues exist, include a bowing and collapsing brick foundation, bowed exterior walls with joint gaps and missing roof eave and fascia components. These issues allow moisture and other elements to enter and compromise the structural integrity of dwelling.**

2. **Lack of Adequate Utilities.**

According to the Public Works Department, portions of sewer mains are 80+ years of age, constructed of obsolete materials and are deteriorating. Mains within the street rights-of-way, however, were replaced in 2001 as part of the Antelope Valley project and are in excellent condition. Other utility service lines connecting private property to municipal water and sewer mains are approximately 80+ years of age, consist of obsolete materials and are deteriorating.

4. **Overall Site Conditions**

The field survey of site conditions of properties within the **18th & “Q” Streets Redevelopment Area** determined **two of the four parcels were in “fair” condition, while the other two parcels were in “poor” condition.** Specifically, the dwelling and accessory garage exhibit signs of vagrants and trespassers as the yard and interior of the garage are littered with beer and liquor bottles. A dirt and gravel surfaced driveway accompanies the dilapidated structure.

Conclusion.

The conditions which endanger life or property by fire and other causes are a reasonable presence in the 18th & “Q” Streets Redevelopment Area.

(11) Other Environmental and Blighting Factors.

The **Nebraska Community Development Law** includes in its statement of purpose an additional criterion for identifying blight, viz., “economically or socially undesirable land uses.” Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and (c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property’s ability to compete in the market place. These two definitions are interrelated and complement each other.

Functional and economic obsolescence was prevalent in the two structures within the **Redevelopment Area**. Both of the structures exceed 40+ years of age. These two structures, including a small single family dwelling constructed in 1920 and a one-stall garage are both dilapidated to a “critical” degree. These buildings have become both functionally and economically obsolescent.

The vacant tract of land to the north of the residential parcel was re-platted to be included in the same parcel of land as the University parking lot. The lot remains as a dirt and weed covered tract of land that is underutilized and functionally obsolescent.

Conclusion.

Other Environmental and Blighting Factors were present to a strong extent in the 18th & “Q” Streets Redevelopment Area. The Redevelopment Area contained functionally obsolete structures.



(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must (1) meet the 11 criteria by reason of presence and (2) contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent throughout the designated blighted areas.

The average age of the residential or commercial units in the area is at least forty years.

The age of the residential unit in the **Redevelopment Area** is estimated to be 92 years, as the dwelling was constructed in 1920. This estimated age was based upon property information maintained by the Lancaster County Assessor's Office.

Conclusion.

The criteria of "average age of residential property" as one of five additional blighting conditions is a strong presence in the 18th & "Q" Streets Redevelopment Area.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The 18th & “Q” Streets Redevelopment Area meets the requirements of the Nebraska Community Development Law for designation as both a “**Blighted and Substandard Area.**” There is a “strong presence” in **three** of the **four Factors** that constitute the Area as **Substandard.** Of the **12 possible Factors** that can constitute the Area as **Blighted,** **six** are a “strong presence” and **three** are a “reasonable presence” in the **Redevelopment Area.** **Factors** present in each of the criteria are identified below.

Substandard Factors

1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation or open spaces.
4. Existence of conditions which endanger life or property by fire and other causes.

Blight Factors

1. A substantial number of deteriorated or dilapidated structures.
2. Existence of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
4. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Improper subdivision or obsolete platting.
7. The existence of conditions which endanger life or property by fire or other causes.
8. Other environmental and blighting factors.
9. One of the other five conditions.

Although all of the previously listed **Factors** have either a reasonable or strong presence in the **18th & “Q” Streets Redevelopment Area**, the conclusion is that the average age of the structures, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of the **18th & “Q” Streets Redevelopment Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **18th & “Q” Streets Redevelopment Area**, addressed in this document, is presented in **Tables 1** and **2**, located on **Pages 5** and **7** respectively. The eligibility findings indicate the **18th & “Q” Streets Redevelopment Area** is in need of revitalization and strengthening to insure that development conditions in the **Area** will contribute to the physical, economic and social well-being of the City of Lincoln and support any value added developments. Indications are that the **Area**, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the area be reasonably anticipated to be developed without public action or public intervention.



**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I:

1. Type of Units: ___ SF ___ MF ___ Mixed Use ___ Duplex ___ No. of Units
2. Units: _____ Under construction/rehab _____ For Sale _____ Both
3. Vacant Units: _____ Inhabitable _____ Uninhabitable
4. Vacant Parcel: _____ Developable _____ Undevelopable
5. Non-residential Use: _____ Commercial _____ Industrial ___ Public
Other/Specify: _____

Section II: Structural Components

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
___ Concrete ___ Stone ___ Rolled Asphalt ___ Brick ___ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
___ Asphalt Shingles ___ Rolled Asphalt ___ Cedar ___ Combination ___ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
___ Frame ___ Masonry ___ Siding ___ Combination ___ Stucco ___ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deteriorating _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
 ___ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: Revitalization Area

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

18th & "Q" STREETS REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

AGE OF STRUCTURE

1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	0	0.0%	0	0	0	N/A	0
20-40 Years	0	0.0%	0	0	0	N/A	0
40-100 Years	2	100.0%	2	0	0	N/A	0
100+ Years	0	0.0%	0	0	0	N/A	0
TOTAL	2	100.0%	2	0	0	N/A	0

FINAL STRUCTURAL RATING

Sound	0	0.0%	0	0	0	N/A	0
Deteriorating-Minor	0	0.0%	0	0	0	N/A	0
Deteriorating-Major	0	0.0%	0	0	0	N/A	0
Dilapidated	2	100.0%	2	0	0	N/A	0
TOTAL	2	100.0%	2	0	0	N/A	0

STREET CONDITION

None	0	0.0%	0	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	1	25.0%	0	0	0	0	1
Fair	3	75.0%	2	0	0	1	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	4	100.0%	2	0	0	1	1

SIDEWALK CONDITION

None	0	0.0%	0	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	3	75.0%	1	0	0	1	1
Fair	1	25.0%	1	0	0	0	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	4	100.0%	2	0	0	1	1

DEBRIS

None	2	50.0%	0	0	0	1	1
Major	0	0.0%	0	0	0	0	0
Minor	2	50.0%	2	0	0	0	0
TOTAL	4	100.0%	2	0	0	1	1

OVERALL SITE CONDITION

Excellent	0	0.0%	0	0	0	0	0
Good	0	0.0%	0	0	0	0	0
Fair	2	50.0%	0	0	0	1	1
Poor	2	50.0%	2	0	0	0	0
TOTAL	4	100.0%	2	0	0	1	1

PARKING SPACES

Ranges	0-300	0.0%	0-2	0-0	0-0	0-0	0-200
None	0	0.0%	0	0	0	0	0
Hard Surfaced	0	0.0%	0	0	0	0	0
Unimproved	2	100.0%	1	0	0	0	1
TOTAL	2	100.0%	1	0	0	0	1

18th & "Q" STREETS REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

DOORS

None	0	0.0%	0	0	0	N/A	0
Sound	0	0.0%	0	0	0	N/A	0
Minor	0	0.0%	0	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	2	100.0%	2	0	0	N/A	0
TOTAL	2	100.0%	2	0	0	N/A	0

WINDOWS

None	0	0.0%	0	0	0	N/A	0
Sound	0	0.0%	0	0	0	N/A	0
Minor	0	0.0%	0	0	0	N/A	0
Substandard	1	50.0%	1	0	0	N/A	0
Critical	1	50.0%	1	0	0	N/A	0
TOTAL	2	100.0%	2	0	0	N/A	0

STREET TYPE

None	0	0.0%	0	0	0	0	0
Concrete	1	25.0%	0	0	0	0	1
Asphalt	3	75.0%	2	0	0	1	0
Gravel	0	0.0%	0	0	0	0	0
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	4	100.0%	2	0	0	1	1

PORCHES...

None	0	0.0%	0	0	0	N/A	0
Sound	0	0.0%	0	0	0	N/A	0
Minor	1	50.0%	1	0	0	N/A	0
Substandard	1	50.0%	1	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	2	100.0%	2	0	0	N/A	0

PAINT

None	0	0.0%	0	0	0	N/A	0
Sound	1	25.0%	0	0	0	N/A	1
Minor	2	50.0%	1	0	0	N/A	1
Substandard	1	25.0%	1	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	4	100.0%	2	0	0	N/A	2

DRIVEWAY

None	0	0.0%	0	0	0	N/A	0
Sound	0	0.0%	0	0	0	N/A	0
Minor	0	0.0%	0	0	0	N/A	0
Substandard	2	100.0%	1	0	0	N/A	1
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	2	100.0%	1	0	0	N/A	1

18th & "Q" STREETS REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

ROOF STRUCTURE

None	0	0%	0	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	0	0%	0	0	0	N/A	0
Substandard	2	100%	2	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	2	100%	2	0	0	N/A	0

WALL FOUNDATION

None	0	0%	0	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	0	0%	0	0	0	N/A	0
Substandard	2	100%	2	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	2	100%	2	0	0	N/A	0

FOUNDATION

None	0	0%	0	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	1	50%	1	0	0	N/A	0
Substandard	1	50%	1	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	2	100%	2	0	0	N/A	0

FOUNDATION TYPE

Concrete	2	100%	2	0	0	N/A	0
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
Other/None	0	0%	0	0	0	N/A	0
TOTAL	2	100%	2	0	0	N/A	0

ROOF SURFACE

None	0	0%	0	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	2	100%	2	0	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	2	100%	2	0	0	N/A	0

ROOF TYPE

Asphalt Shingles	2	100%	2	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Cedar	0	0%	0	0	0	N/A	0
Combination	0	0%	0	0	0	N/A	0
Other	0	0%	0	0	0	N/A	0
TOTAL	2	100%	2	0	0	N/A	0

18th & "Q" STREETS REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

CHIMNEY

None	2	100%	2	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	0	0%	0	0	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	2	100%	2	0	0	N/A	0

GUTTER, DOWNSPOUTS

None	2	100%	2	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	0	0%	0	0	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	2	100%	2	0	0	N/A	0

WALL SURFACE

None	0	0%	0	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	1	50%	1	0	0	N/A	0
Substandard	1	50%	1	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	2	100%	2	0	0	N/A	0

WALL SURFACE TYPE

Frame	2	100%	2	0	0	N/A	0
Masonry	0	0%	0	0	0	N/A	0
Siding	0	0%	0	0	0	N/A	0
Combination	0	0%	0	0	0	N/A	0
Stucco	0	0%	0	0	0	N/A	0
Other	0	0%	0	0	0	N/A	0
TOTAL	2	100%	2	0	0	N/A	0

PARKING SURFACE

None	1	33%	1	0	0	0	0
Concrete	0	0%	0	0	0	0	0
Asphalt	1	33%	0	0	0	0	1
Gravel	1	33%	1	0	0	0	0
Dirt	0	0%	0	0	0	0	0
Brick	0	0%	0	0	0	0	0
TOTAL	3	100%	2	0	0	0	1

PARKING SPACES

None	1	33%	1	0	0	0	0
1 to 2	1	33%	1	0	0	0	0
3 to 5	0	0%	0	0	0	0	0
6 to 10	0	0%	0	0	0	0	0
11 to 20	0	0%	0	0	0	0	0
21 or More	1	33%	0	0	0	0	1
TOTAL	3	100%	2	0	0	0	1



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



November 30, 2012

TO: Neighborhood Associations/Organizations
Deb Schorr, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Miscellaneous #12014 - Declaration of Blighted and Substandard Area**
(18th & "Q" Streets Redevelopment Area)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Miscellaneous No. 12014**, requested by the Director of the Urban Development Department, to determine whether all or part of the designated **18th & "Q" Streets Redevelopment Area** qualifies as a blighted and substandard area. The "18th & "Q" Streets Redevelopment Area Blight & Substandard Determination Study" finds that the designated **18th & "Q" Streets Redevelopment Area** meets the requirements of the Nebraska Community Development Law for designation as both a "blighted" and "substandard" area.

The **18th & "Q" Streets Redevelopment Area** consists of an estimated 4.7 acres, more or less, located between 18th Street and Antelope Valley Parkway, from "Q" to "R" Streets in Lincoln, Lancaster County, Nebraska. The block contains a single family dwelling, accessory garage and a parking lot owned and maintained by the University of Nebraska. A map showing the boundaries and excerpts from the Blight and Substandard Determination Study, including the Executive Summary, are attached for your information. The entire Blight & Substandard Determination Study document may be found at www.lincoln.ne.gov (Keyword = PATS). Use the "Search Selection" screen and search by application number (i.e. MISC12014). The Study is found under the "Related Documents".

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, December 12, 2012**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov; or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or bgarrett@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, December 6, 2012, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

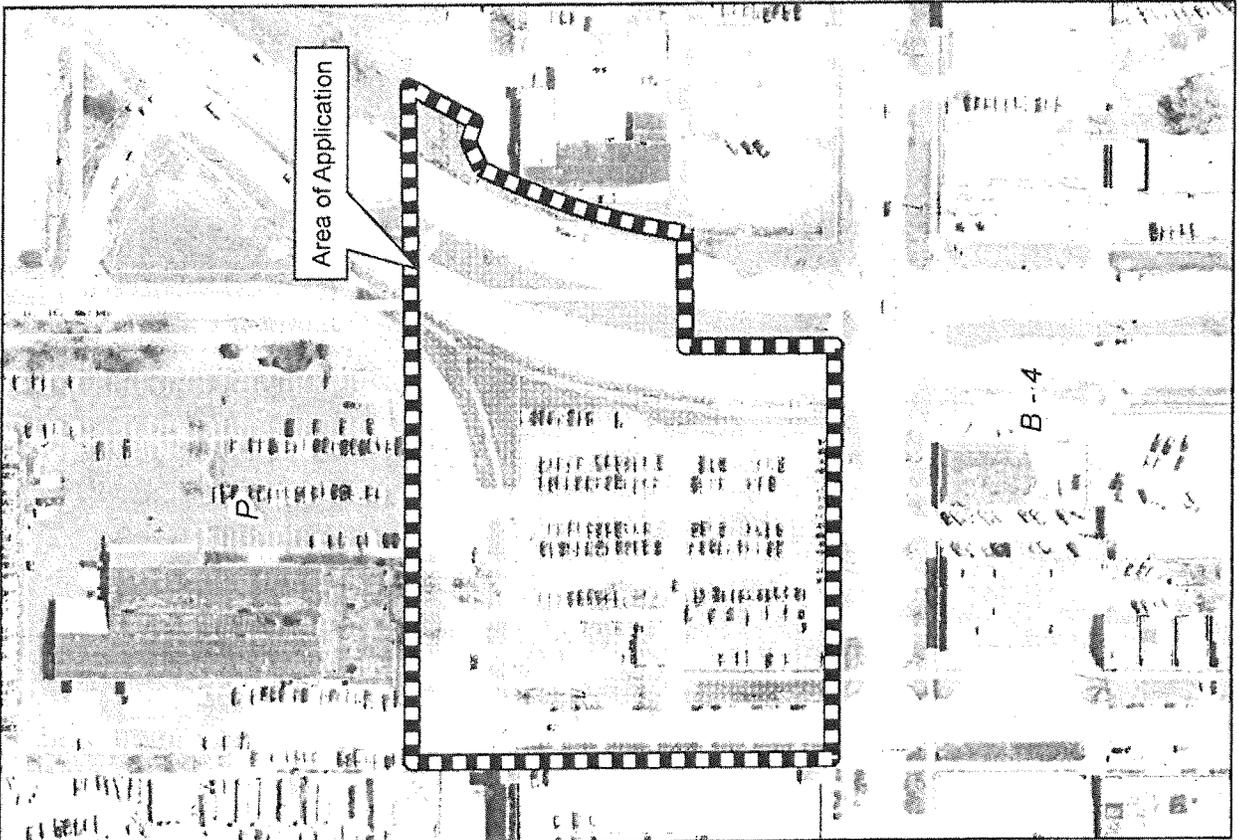
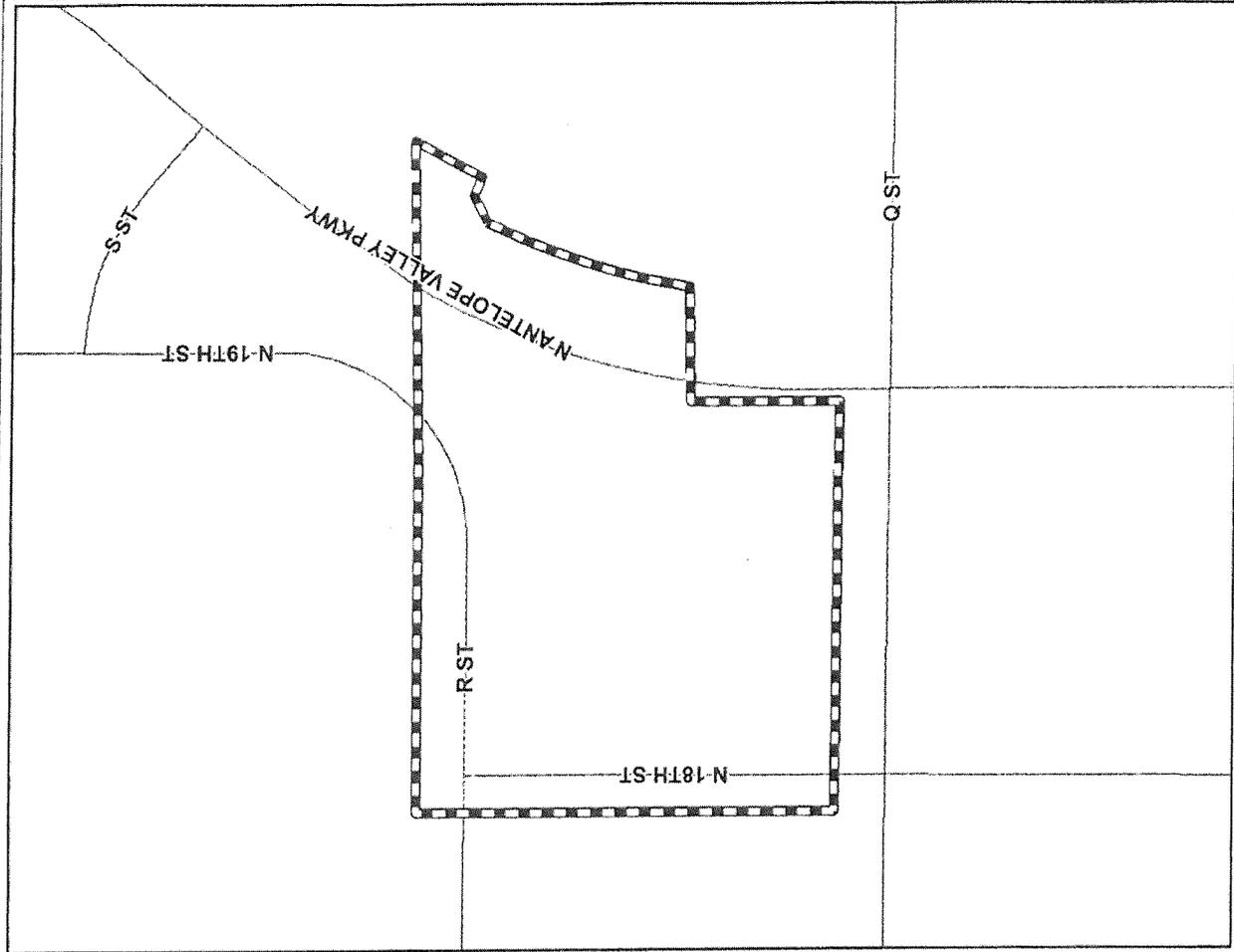
Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Hanna:Keelan Associates



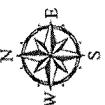
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m:\plan\arcview\CPC\Revelopment\AreaDrawings.mxd (MISC12014)

Miscellaneous #12014
 18th & Q Streets Redevelopment Area

2010 aerial



ATTACHMENT "C"

Near South Neigh. Assn.
P.O. Box 80143
Lincoln, NE 68501

Sheryl Alderman
The Creamery Condominium
Association
701 P Street #407
Lincoln, NE 68508

Pat Anderson-Sifuentez
Everett Neigh. Assn.
PO Box 94624
Lincoln, NE 68502-4624

Scott Baird
Near South Neigh. Assn.
1932 S. 24 St.
Lincoln, NE 68502

William Carver
Near South Neigh. Assn.
2202 Washington St.
Lincoln, NE 68502

Michael Cornelius
Hartley Neigh. Assn.
3149 R Street
Lincoln, NE 68503

Barbara Cornelius
Hartley Neigh. Assn.
3149 R Street
Lincoln, NE 68503

Vicki Cover
Hawley Neigh. Assn.
2610 S St.
Lincoln, NE 68503

Curt Donaldson
Hartley Neigh. Assn.
2860 R Street
Lincoln, NE 68503

Kurt Elder
Haymarket NA
335 N 8th Street 606
Lincoln, NE 68508

Tim Francis
Hawley Area Assn.
2511 T St.
Lincoln, NE 68503

James Garver
Woods Park Neigh. Assn.
815 Elmwood Ave.
Lincoln, NE 68510

Lori Houle
South Salt Creek Community Assn.
101 M St.
Lincoln, NE 68508

Gary Irvin
South Salt Creek Community
Association
645 D St.
Lincoln, NE 68502

Mike James
Woods Park Neigh. Assn.
145 S. 28 St.
Lincoln, NE 68510

Sandra Johnson
Woods Park Neigh. Assn.
639 S. 30 St.
Lincoln, NE 68510

Ruth Johnson
Hartley Neigh. Assn.
819 N. 33 St.
Lincoln, NE 68503

Sue Landholm
Everett Neigh. Assn.
946 Peach St.
Lincoln, NE 68502

Steve Larrick
South Salt Creek Community Assn.
920 S. 8th St.
Lincoln, NE 68508

Renee Malone
Clinton Neigh. Assn.
1408 N. 26 St.
Lincoln, NE 68503

Becky Martin
Woods Park Neigh. Assn.
338 S. 29 St.
Lincoln, NE 68510

Mardy McCullough
Windsor Square Condominium
Assn., Inc.
1300 G St. #103W
Lincoln, NE 68508

Annette McRoy
North Bottoms Neigh. Assn.
1142 New Hampshire St.
Lincoln, NE 68508

P.C. Meza
South Salt Creek Community Assn.
536 C Street
Lincoln, NE 68502

Barb Morley
Malone Neighborhood Assn.
700 N. 24th St.
Lincoln, NE 68503

Ed Patterson
Malone Neigh. Assn.
700 N. 24 St.
Lincoln, NE 68503

Richard Patterson
Woods Park Neigh. Assn.
230 S. 29 St.
Lincoln, NE 68510

Bob Reeves
Clinton Neigh. Org.
3236 Dudley Street
Lincoln, NE 68503

Jayne Sebbey
Woods Park Neighborhood Assn.
320 S. 29th Street
Lincoln, NE 68510

Dean Settle
Downtown Neigh. Assn.
128 N. 13th St. #404
Lincoln, NE 68508-1501

Randy Smith
Woods Park Neighborhood
Association
705 S. 32nd St
Lincoln, NE 68510

Peggy Struwe
Hawley Area Association
2240 Q Street
Lincoln, NE 68503

Jeff Tangeman
Everett Neigh. Assn.
1144 Peach Street
Lincoln, NE 68502

William Wood
Everett Neigh. Assn.
808 D St.
Lincoln, NE 68502

Judy Zohner
Downtown Neigh. Assn.
1300 G St. Unit 304
Lincoln, NE 68508

Dave Landis
Urban Development

Hallie Salem
Urban Development

Deb Schorr, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

Educational Service Unit #18
c/o David Myers
P.O. Box 82889
Lincoln, NE 68501

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Hanna:Keelan Associates, PC
3275 Holdrege Street
Lincoln, NE 68503

Tom Huston
Attorney at Law
233 S. 13th Street, Suite 1900
Lincoln, NE 68508

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LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov

ATTACHMENT "D"



December 28, 2012

TO: Neighborhood Associations/Organizations
Deb Schorr, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Request for Resolution for Declaration of Blight and Substandard Area**
(18th & "Q" Streets Redevelopment Area)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution declaring the **18th & "Q" Streets Redevelopment Area** as blighted and substandard is scheduled for public hearing before the Lincoln City Council on **Monday, January 14, 2013, at 3:00 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The **18th & "Q" Streets Redevelopment Area** consists of an estimated 4.7 acres, more or less, and is comprised of a single family dwelling, accessory garage and a parking lot. The Redevelopment Area is generally bounded by 18th Street and Antelope Valley Parkway, from "Q" Street to "R" Street, Lincoln, Lancaster County, Nebraska. A map showing the boundaries and excerpts from the Blight and Substandard Determination Study were previously provided to you. The entire Blight & Substandard Determination Study document may be found at www.lincoln.ne.gov (Keyword = PATS). Use the "Search Selection" screen and search by application number (i.e. MISC12014). The Study is found under the "Related Documents".

On December 12, 2012, the Lincoln City-Lancaster County Planning Commission held public hearing and voted 5-0 to find a reasonable presence of substandard and blighted conditions in the proposed 18th & "Q" Streets Redevelopment Area pursuant to the Nebraska Community Development Law (**Miscellaneous No. 12014**).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (402-441-7866 or hsalem@lincoln.ne.gov), or the Planning Department staff planner, Brandon Garrett (402-441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on January 7, 2013, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Friday afternoon, January 4, 2013.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Hanna:Keelan Associates
Tom Huston, Attorney

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, December 28, 2012 AND FRIDAY, January 4, 2013:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, January 14, 2013, at 3:00 p.m.**, in Hearing Room 112 on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

1. A resolution requested by the Director of the Urban Development Department declaring the **18th & "Q" Streets Redevelopment Area** as a blighted and substandard area as defined in the Nebraska Community Development Law. The study area consists of an estimated 4.7 acres, more or less, including a single family dwelling, accessory garage and a parking lot located between 18th Street and Antelope Valley Parkway, from "Q" to "R" Streets, Lincoln, Lancaster County, Nebraska.

Joan Ross
City Clerk