



# Blight & Substandard Determination Study

“Theresa Street Redevelopment Area”

**Lincoln, Nebraska**

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

\*Lincoln, Nebraska\*402-464-5383\*



**JANUARY, 2012**

# TABLE OF CONTENTS

<b>Table of Contents .....</b>	<b>i</b>
<b>List of Tables and Illustrations.....</b>	<b>ii</b>
<b>Blight &amp; Substandard Determination Study .....</b>	<b>1</b>
Executive Summary .....	1
Basis for Redevelopment .....	10
The Study Area .....	12
The Research Approach .....	16
Eligibility Survey and Analysis Findings .....	17
<b>Substandard Factors</b>	
(1) Dilapidation/Deterioration of Structures .....	17
(2) Age or Obsolescence.....	21
(3) Inadequate Provision for Ventilation, Light, Air Sanitation or Open Space.....	22
(4) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes .....	23
<b>Blight Factors</b>	
(1) Deteriorated or Deteriorating Structures.....	25
(2) Existence of Defective or Inadequate Street Layout.....	30
(3) Faulty Lot Layout in Relation to Size, Adequacy Accessibility, or Usefulness.....	31
(4) Insanitary and Unsafe Conditions.....	32
(5) Deterioration of Site or other Improvements .....	33
(6) Diversity of Ownership .....	34
(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.....	35
(8) Defective or Unusual Condition of Title .....	37
(9) Improper Subdivision or Obsolete Platting.....	38
(10) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes.....	39
(11) Other Environmental and Blighting Factors .....	41
(12) Additional Blighting Conditions .....	42
Determination of Redevelopment Area Eligibility .....	43

**APPENDIX**

**Structural Survey Form ..... 45**  
**Structural Survey: Results Spreadsheet ..... 46**

**LIST OF TABLES**

Tables

1 Substandard Factors ..... 5  
2 Blight Factors ..... 7  
3 Existing Land Use..... 13  
4 Exterior Survey Findings..... 21  
5 Structural Survey Findings ..... 29

**LIST OF ILLUSTRATIONS**

Illustrations

1 City Context Map ..... 2  
2 Existing Land Use Map ..... 14  
3 Existing Zoning Map ..... 15

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

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

*\*Lincoln, Nebraska\* 402.464.5383 \**

*\* Becky Hanna, Tim Keelan, Lonnie Dickson, AICP & Keith Carl \**

# 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 **Theresa Street Redevelopment Area** in Lincoln, Nebraska. The results of this **Study** will assist the City in declaring the **Theresa Street Redevelopment Area** as both **blighted and substandard**.

### Location

The **Theresa Street Redevelopment Area** contains an estimated 114 acres located, generally, between Cornhusker Highway and Salt Creek Roadway (at its intersection with North 27<sup>th</sup> Street, from approximately North 20<sup>th</sup> Street at the west boundary, to North 27<sup>th</sup> Street at the east boundary, City of Lincoln, Lancaster County, Nebraska. The **Redevelopment Area** is comprised of public/quasi-public, residential, commercial and industrial land uses.

The Theresa Street Waste Water Treatment Facility occupies the western two-thirds of the **Theresa Street Redevelopment Area**. A linear strip of parks/ and open space at the northeast portion of Facilities property accommodates a hiker/biker trail connection from Salt Creek to Theresa Street. Vacant lands are concentrated at the southwestern portion of the property. Mobile home parks occupy land between the Treatment Facility and various commercial and industrial uses at the eastern edge of the **Redevelopment Area**, along the west side of North 27<sup>th</sup> Street.

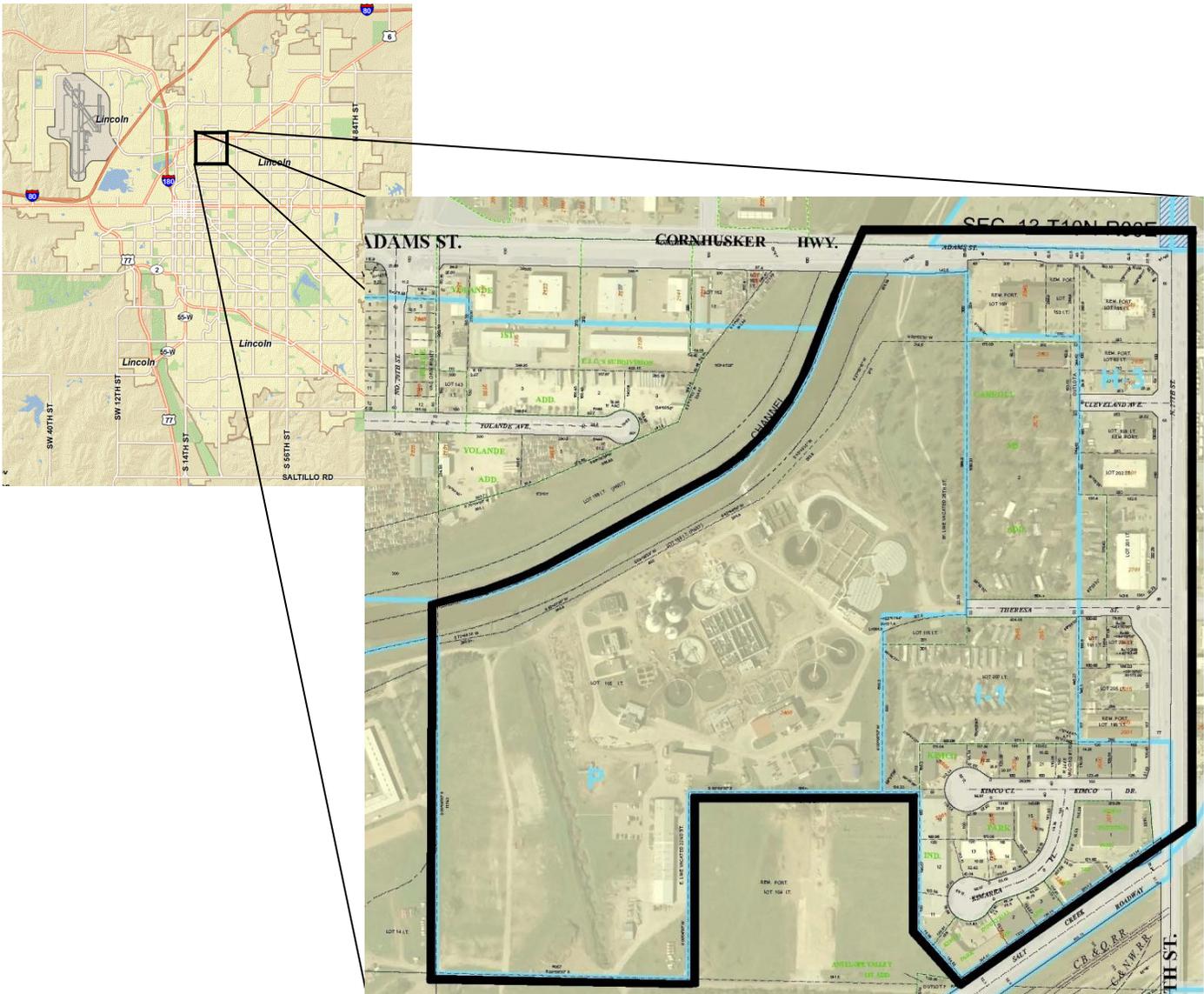
The **Theresa Street Redevelopment Area** boundary is generally described as follows: An area within the City of Lincoln, Lancaster County, Nebraska, that includes all portions of the Carroll M5 Addition, Kimco Industrial Park, Kimco Industrial Park 2<sup>nd</sup> Addition and Kimco Industrial Park 3<sup>rd</sup> Addition; and Irregular Tracts 82 NE (ex. E. 17'); 108 NE (ex. E. Pt. for Road); 153 NE (ex. N. 7.5' for Road and Irregular Tract Lot 169 ex. N. Pts. for Road NE); 155 NE (ex. E. Pt. for Street); 190 NE (ex. E. 27'); and 191 NE, 196 NE, 201 NE, 202 NE, 204 NE, 205 NE; 207 NE City of Lincoln parcels associated with the Theresa Street Wastewater Facilities, including 105 NE, 115 NE and 168 NE and adjacent area up to the center line of the Salt Creek Channel; and public Rights-of-Way within the Redevelopment Area Boundaries, including Cleveland Avenue, Theresa Street, Kimco Circle, Kimco Drive, Kimarra Place, Cornhusker Highway and North 27<sup>th</sup> Street.

**The Theresa Street Redevelopment Area includes two Mobile Home Parks; Shady Elm and Shamrock. The population in the two parks decreased from 370 to 307, from 2000 to 2010.**

**Illustration 1, Context Map**, identifies the **Theresa Street Redevelopment Area** in relation to the City of Lincoln.

# CONTEXT MAP

THERESA STREET REDEVELOPMENT AREA  
LINCOLN, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C., 2012

 Redevelopment Area

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

\* Lincoln, Nebraska \* 402.464.5383 \*

## ILLUSTRATION 1

Lincoln, Nebraska  
Blight & Substandard Determination Study  
Theresa Street Redevelopment Area

This **blight and substandard evaluation** included a detailed **exterior structural survey of 126 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 **Theresa Street Redevelopment Area** must be reasonably distributed so basically 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 Theresa Street 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, all four Factors represent a “strong presence” in the Theresa Street Redevelopment Area. The Substandard Factors present in the Redevelopment Area are reasonably distributed throughout the Area.

**TABLE 1  
SUBSTANDARD FACTORS  
THERESA STREET 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. | ☐ |

<b>Strong Presence of Factor</b>	☐
<b>Reasonable Presence of Factor</b>	▣
<b>No Presence of Factor</b>	○

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

**Strong Presence of Factor –**

The results of the field survey identified 84 structures, or 66.7 percent of the 126 total structures in the Theresa Street Redevelopment Area as *Deteriorating or Dilapidated*. This Factor is of 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, approximately 54, or 43 percent of the 126 total buildings were *40+ years of age* (built prior to 1971). 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* were a strong presence throughout the **Redevelopment Area**. Water and sewer mains are approaching 50 years of age and are impacted by highly corrosive soils. As these utility mains continue to age, they will require more frequent maintenance and/or replacement.

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 **strong presence** throughout the **Theresa Street Redevelopment Area**. The primary contributing **Factors** included wooden buildings and masonry buildings with wood frame components, deteriorating buildings and parcels fronting on privately owned streets in “fair” to “poor” condition.

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

1. Aging structures;
2. Dilapidated/deteriorated residential (mobile home) structures;
3. Private streets and parking areas that are deteriorating, in poor condition and a threat to motor vehicles and pedestrians;
3. “Fair” to “Poor” overall site conditions;
4. Frame buildings and wood structural components in masonry buildings as potential fire hazards;
5. Average age of residential structures being 40+ years of age; and
6. Portions of the **Theresa Street Redevelopment Area** having utility mains that have deteriorated due to corrosive soils associated with the Salt Creek environs.

**BLIGHT FACTORS**

Of the 12 **Blight Factors** set forth in the **Nebraska Community Development Law, 10** represent a “strong presence” in the **Theresa Street Redevelopment Area**. The **Factor** “tax or special assessment excluding the fair value of land,” was of little or “no presence” and “defective or unusual condition of title,” was not reviewed. All **Blight Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 2  
BLIGHT FACTORS  
THERESA STREET 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.  | ☐  |

<b>Strong Presence of Factor</b>	☐
<b>Reasonable Presence of Factor</b>	☐
<b>Little or No Presence of Factor</b>	○
<b>NR = Not Reviewed</b>	NR

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

## **Strong Presence of Factor –**

***Deteriorated or dilapidated structures*** were a strong presence in the **Redevelopment Area**. A total of 66.7 percent of the 126 structures were found to be deteriorated or dilapidated.

***Defective or inadequate street layout*** was a strong presence in the **Redevelopment Area**. This **Factor** relates to an abundance of “private streets” in “fair” to “poor” condition and their lack of associated sidewalks.

***Faulty lot layout*** existed to a strong extent throughout the **Redevelopment Area**. Conditions contributing to the presence of this **Factor** included inadequate lot sizes and platted lots of irregular shapes.

***Insanitary or unsafe conditions*** were a strong presence throughout the **Redevelopment Area**. Contributing to this **Factor** included 70.7 percent of the total 140 parcels having “fair” to “poor” overall site condition and water mains impacted by corrosive soils.

***Deterioration of site or other improvements*** was a strong presence throughout the **Redevelopment Area**. A significant number of the parcels in the **Area** had “fair” to “poor” overall site conditions. Deteriorating public infrastructure due to corrosive soils throughout the **Redevelopment Area** also contributed to the strong presence of this **Factor**.

***Diversity of ownership*** was present to a strong extent throughout the **Redevelopment Area**, with 25 owners of land and buildings, with an additional 73 individual owners of mobile homes.

***Improper subdivision or obsolete platting*** was a strong presence throughout the **Redevelopment Area**. Generally, the incremental development of Irregular Tracts of land without adhering to proper planning procedures, by today's planning standards.

The ***existence of conditions which endanger life or property*** by fire or other causes was strongly present throughout the **Redevelopment Area**. Approximately 43 percent of the 126 total structures were 40+ years of age, while 70.7 percent of the parcels had “fair” to “poor” overall site condition. Additionally, the oldest portions of the **Redevelopment Area** had water and sanitary sewer mains approaching 50+ years of age.

In regards to ***other environmental and blighting factors***, the presence of economically and functionally obsolescent land uses was a strong presence throughout the **Redevelopment Area**.

*One of the required five additional blight factors* had a strong presence in the **Redevelopment Area**. The **Area** had a decrease in population from 370 to 307, based on the last two decennial censuses.

### 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 **Theresa Street 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 **Theresa Street 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 **Theresa Street 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***

The purpose of this **Study** is to determine whether all or part of the **Theresa Street Redevelopment Area** in Lincoln, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law**, Section 18-2103.

The **Theresa Street Redevelopment Area** contains an estimated 114 acres located, generally, between Cornhusker Highway and Salt Creek Roadway (at its intersection with North 27<sup>th</sup> Street, from approximately North 20<sup>th</sup> Street at the west boundary, to North 27<sup>th</sup> Street at the east boundary, City of Lincoln, Lancaster County, Nebraska. The **Redevelopment Area** is comprised of public/quasi-public, residential, commercial and industrial land uses.

The Theresa Street Waste Water Treatment Facility occupies the western two-thirds of the **Theresa Street Redevelopment Area**. A linear strip of parks/ and open space at the northeast portion of Facilities property accommodates a hiker/biker trail connection from Salt Creek to Theresa Street. Vacant lands are concentrated at the southwestern portion of the property. Mobile home parks occupy land between the Treatment Facility and various commercial and industrial uses at the eastern edge of the **Redevelopment Area**, along the west side of North 27<sup>th</sup> Street.

The **Theresa Street Redevelopment Area** boundary is generally described as follows: An area within the City of Lincoln, Lancaster County, Nebraska, that includes all portions of the Carroll M5 Addition, Kimco Industrial Park, Kimco Industrial Park 2<sup>nd</sup> Addition and Kimco Industrial Park 3<sup>rd</sup> Addition; and Irregular Tracts 82 NE (ex. E. 17'); 108 NE (ex. E. Pt. for Road); 153 NE (ex. N. 7.5' for Road and Irregular Tract Lot 169 ex. N. Pts. for Road NE); 155 NE (ex. E. Pt. for Street); 190 NE (ex. E. 27'); and 191 NE, 196 NE, 201 NE, 202 NE, 204 NE, 205 NE; 207 NE City of Lincoln parcels associated with the Theresa Street Wastewater Facilities, including 105 NE, 115 NE and 168 NE and adjacent area up to the center line of the Salt Creek Channel; and public Rights-of-Way within the Redevelopment Area Boundaries, including Cleveland Avenue, Theresa Street, Kimco Circle, Kimco Drive, Kimarra Place, Cornhusker Highway and North 27<sup>th</sup> Street.

**The Theresa Street Redevelopment Area includes two Mobile Home Parks; Shady Elm and Shamrock. The population in the two parks decreased from 370 to 307, from 2000 to 2010.**

**Illustration 1, Context Map**, identifies the location of the **Theresa Street Redevelopment Area** in relation to the City of Lincoln. The primary streets and roads within the **Redevelopment Area** include Theresa Street, Cornhusker Highway and North 27<sup>th</sup> Street.

Major land uses in the **Theresa Street Redevelopment Area** consist, primarily, of mobile home residential, commercial and public/quasi-public lands associated with the Theresa Street Waste Water Treatment Facility. These land uses are highlighted in **Illustration 2**. The **Redevelopment Area** contains an estimated 114 acres, of which approximately 83 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  
THERESA STREET REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

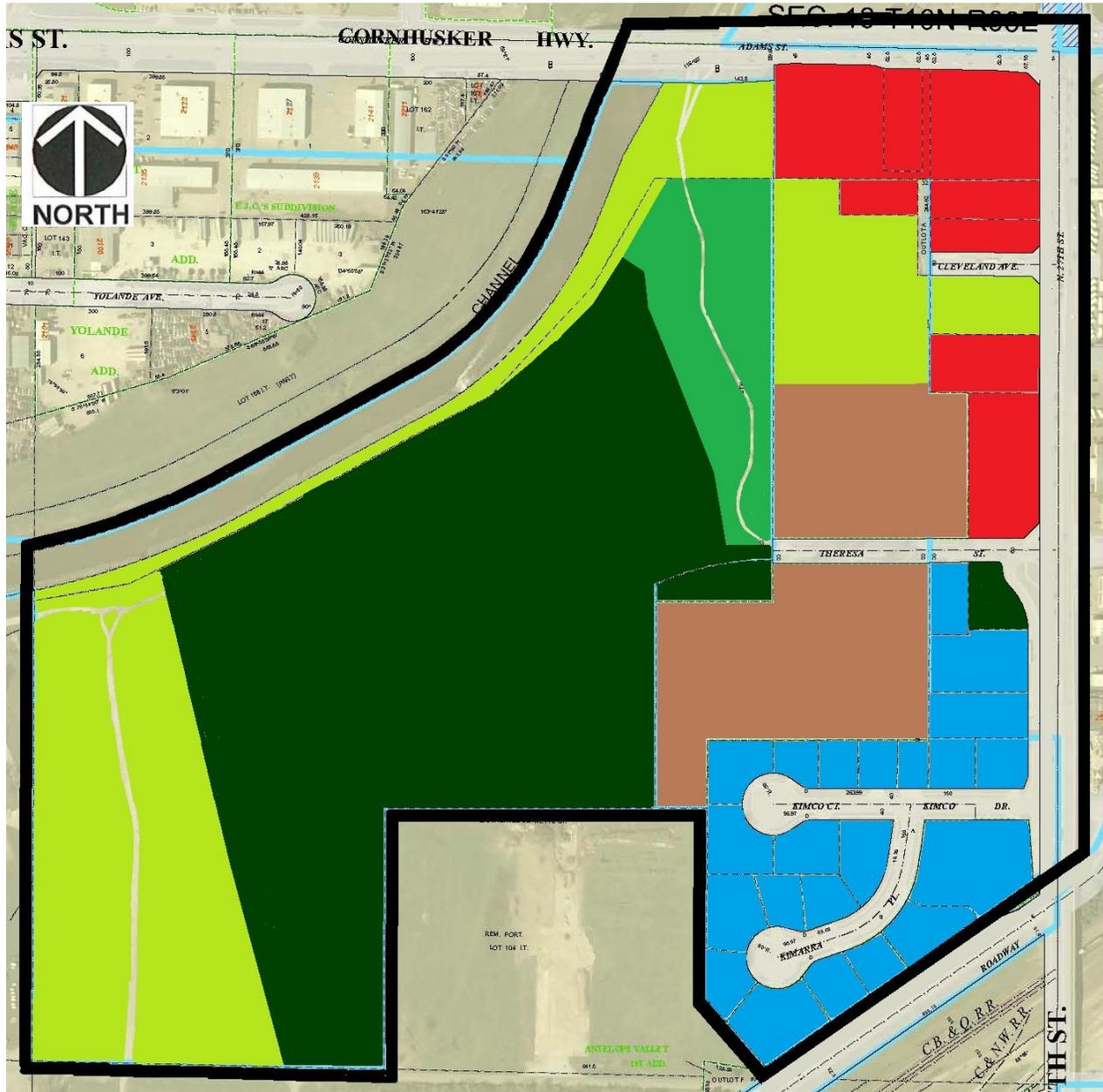
<u>LAND USE</u>	<u>ACRES</u>	<u>PERCENT</u>
Public/Quasi-Public	31	27.3%
Parks and Recreation	8.7	7.6%
Mobile Home	11.5	10.1%
Commercial	9.7	8.5%
Industrial	10.9	9.6%
<u>Streets R.O.W</u>	<u>10.6</u>	<u>9.3%</u>
<b>Total Land Developed</b>	<b>82.5</b>	<b>72.4%</b>
Vacant/Developable	20.8	18.3%
<u>Vacant/Undevelopable (Salt Creek)</u>	<u>10.7</u>	<u>9.3%</u>
<b>Total Area</b>	<b>114</b>	<b>100.0%</b>

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

**Illustration 3** identifies the existing **Zoning Classifications** within the **Theresa Street Redevelopment Area**, which is entirely located within the current Corporate Limits of the City of Lincoln. Zoning activities throughout the **Theresa Street Redevelopment Area** are controlled by the City of Lincoln.

# EXISTING LAND USE MAP

THERESA STREET REDEVELOPMENT AREA  
LINCOLN, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C., 2012

## LEGEND

- Vacant
- Public/Quasi-Public
- Parks/Recreation
- Mobile Home Residential
- Commercial
- Industrial
- Redevelopment Area Boundary

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

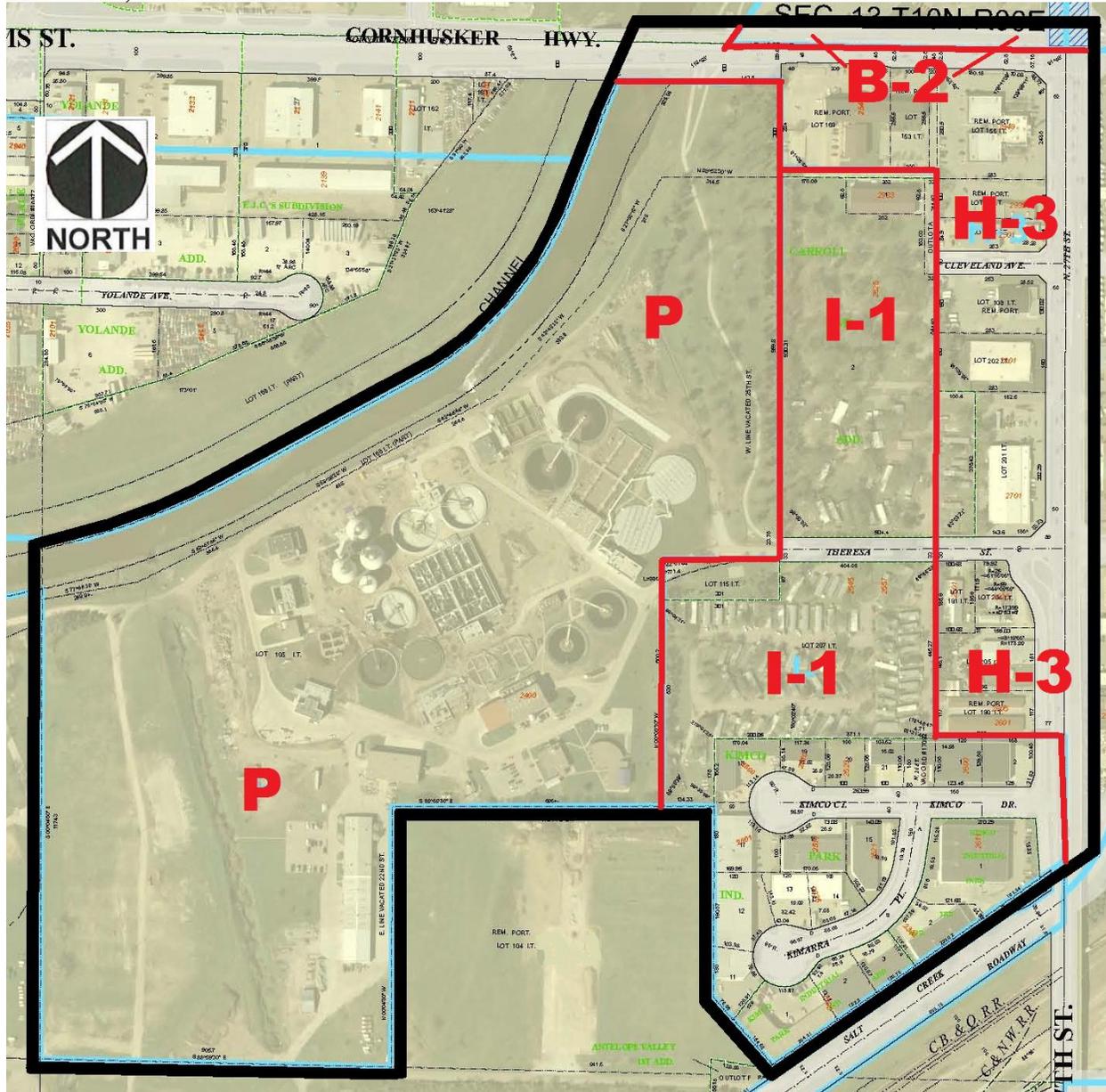
\*Lincoln, Nebraska\* 402.464.5383 \*

## ILLUSTRATION 2

Lincoln, Nebraska  
Blight & Substandard Determination Study  
Theresa Street Redevelopment Area

# EXISTING ZONING MAP

## THERESA STREET REDEVELOPMENT AREA LINCOLN, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C., 2012

### LEGEND

- P Public Use District
- H-3 Highway Commercial District
- I-1 Industrial District
- B-2 Planned Neighborhood Business
- Zoning District Boundary
- █ Redevelopment Area Boundary

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

\*Lincoln, Nebraska\* 402.464.5383 \*

### ILLUSTRATION 3

Lincoln, Nebraska  
Blight & Substandard Determination Study  
Theresa Street Redevelopment Area

## ***THE RESEARCH APPROACH***

The **blight and substandard determination research approach** implemented for the **Theresa Street 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 that the system for classifying buildings be based on established evaluation standards and criteria and that it result in an accurate and consistent description of existing conditions.

A structural condition survey was conducted in November, 2011. A total of **126 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Theresa Street 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 November, 2011. A total of **140 separate 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 **Theresa Street 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 **Theresa Street 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 **Theresa Street 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 **Theresa Street 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 all **126 existing structures**, within the **Theresa Street 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, railroad track/right-of-way composition, 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.**

<b>Primary Components</b>	<b>Secondary Components</b>
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 total **126 buildings** within the **Theresa Street Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Thirty-Four (34) structures were classified as structurally **sound**;
- Eight (8) structures were classified as **deteriorating** with **minor** defects.
- Forty-Nine (49) structures were classified as **deteriorating** with **major** defects; and
- Thirty-Five (35) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout the **Theresa Street Redevelopment Area**. Of the 126 total structures, 84 structures (66.7 percent) were either deteriorating or dilapidated to a substandard condition.

#### **Conclusion.**

**The results of the structural condition survey indicate deteriorating structures are a strong presence throughout the Theresa Street Redevelopment Area. Table 4 identifies the results of the structural rating process per building type.**

**TABLE 4  
EXTERIOR SURVEY FINDINGS  
THERESA STREET REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
Residential	2	4	47	33	86	80
Commercial	7	1	2	0	10	2
Industrial	13	2	0	0	15	0
<u>Other</u>	<u>12</u>	<u>1</u>	<u>0</u>	<u>2</u>	<u>15</u>	<u>2</u>
<b>Totals</b>	<b>34</b>	<b>8</b>	<b>49</b>	<b>35</b>	<b>126</b>	<b>84</b>
Percent	27.0%	6.3%	38.9%	27.8%	100.0%	66.7%

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

**(2) Age of Obsolescence.**

As per the results of the field survey and by confirmation from Lancaster County Assessor’s Office property records, an estimated 54 (43 percent) of the total 126 structures in the **Theresa Street Redevelopment Area** were 40+ years of age, or built prior to 1971.

**Conclusion.**

**The age and obsolescence of the structures is a strong presence throughout the Theresa Street 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 **Theresa Street Redevelopment Area**. **Factors** contributing to insanitary and unsafe conditions are discussed below.

As per the results of the field survey, an estimated 66.7 percent of the total 126 structures in the **Theresa Street Redevelopment Area** were rated as deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions pose safety and sanitary problems. Wood frame buildings and masonry buildings with wooden structural elements or combustible materials were found to be deteriorating or dilapidated and in need of structural repair and fire protection, or should be demolished.

The majority of the structures throughout the **Redevelopment Area** were identified to be in “deteriorating-major” to “dilapidated” condition. Site features, such as parking lots, privately streets and above ground storm water drainage systems were identified as deteriorating. **Approximately 71 percent of the total 140 parcels were identified as having “fair” or “poor” overall site conditions.**

According to the Public Works Department, both water and sewer mains range in age from 30 to 50 years of age. These mains are severely impacted by corrosive soils associated with Salt Creek, which directly abuts the **Redevelopment Area** to the northwest. Staff indicated that the City plans to replace the 30 year old 12” water main along North 27<sup>th</sup> Street within the next year due to corrosion and multiple breaks. The oldest water mains are within the Theresa Street right-of-way, which were installed in 1968 and primarily serve the residents in the adjacent mobile home parks. Staff indicated private water mains and service lines within the mobile home parks would also be impacted by corrosive soils. Sewer System staff indicated that sewer mains in this **Redevelopment Area** are adequately sized and in good condition. The staff stated that as these segments continue to age over time, maintenance and replacement problems are anticipated to be more prevalent.

**Conclusion**

**The inadequate provision for ventilation, light, air, sanitation or open spaces in the Theresa Street 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 Elements that are Combustible.**

There are wood-framed buildings and masonry buildings containing combustible elements and fixtures, located throughout the **Theresa Street Redevelopment Area**. The majority of the buildings that are deteriorating or dilapidated are mobile homes that have not been adequately maintained. These structures will require extensive rehabilitation or should be targeted for replacement or removal. **Approximately 84 buildings, or 66.7 percent of the total 126 buildings, have been determined to be deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

Utilities throughout the **Theresa Street Redevelopment Area** range in age from 30 to 50 years of age. Although not significantly old, these underground utilities are severely impacted by corrosive soils. Public Works Department staff indicated that an excessive amount of water main breaks have occurred in this portion of Lincoln. The water main within North 27<sup>th</sup> Street is scheduled to be replaced in 2012. The oldest underground utilities are approaching 50 years of age. Department of Public Works personnel indicated that water and sewer mains and service lines are adequately sized to serve the **Redevelopment Area**, although the advancing age of the mains will eventually require addressing increasing maintenance or eventually replacement of these mains. Sewer personnel stated that an additional concern in the **Area** was maintaining existing easements and City access to the underground infrastructure.

Specific data relating to the **Theresa Street Redevelopment Area** is discussed in the following paragraphs.

Approximately 54 (43 percent) of the total 126 structures in the **Theresa Street Redevelopment Area** were built prior to 1971, thus 40+ years of age.

Wood frame buildings and masonry buildings containing combustible elements and fixtures are located throughout the **Redevelopment Area**, many of which are deteriorating or dilapidated, are located throughout the **Area** and are in need of structural repair or fire protection.

Overall site conditions at properties throughout the **Theresa Street Redevelopment Area** were generally found to be in “fair” to “poor” condition. The field survey determined that 47 parcels, or 33.6 percent of the total 140 parcels were found to be in “fair” condition and an additional 52 parcels, or 37.1 percent, were determined to be in “poor” condition. **This overall condition rating combines for a total of 70.7 percent of the parcels being in “fair” or “poor” condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

**Conclusion.**

**The conditions which endanger life or property by fire and other causes are a strong presence throughout the Theresa Street Redevelopment Area.**



## ***BLIGHT 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 **Theresa Street 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 all **126 existing structures**, within the **Theresa Street 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 includes the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, 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** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format**.

<b>Primary Components</b>	<b>Secondary Components</b>
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 total **126 buildings** within the **Theresa Street Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Twenty-Eight (34) structures were classified as structurally **sound**;
- Eight (8) structures were classified as **deteriorating** with **minor** defects.
- Forty-Nine (49) structures were classified as **deteriorating** with **major** defects; and
- Thirty-Five (35) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout the **Theresa Street Redevelopment Area**. Approximately 84 (66.7 percent) of the total 126 structures were either deteriorating or dilapidated to a substandard condition.

#### **Conclusion.**

**The results of the structural condition survey indicate deteriorating structures are a strong presence throughout the Theresa Street Redevelopment Area. Table 5 identifies the results of the structural rating process per building type.**

**TABLE 5  
EXTERIOR SURVEY FINDINGS  
THERESA STREET REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
Residential	2	4	47	33	86	80
Commercial	7	1	2	0	10	2
Industrial	13	2	0	0	15	0
<u>Other</u>	<u>12</u>	<u>1</u>	<u>0</u>	<u>2</u>	<u>15</u>	<u>2</u>
<b>Totals</b>	<b>34</b>	<b>8</b>	<b>49</b>	<b>35</b>	<b>126</b>	<b>84</b>
Percent	27.0%	6.3%	38.9%	27.8%	100.0%	66.7%

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



## **(2) Existence of Defective or Inadequate Street Layout.**

The street pattern within the **Theresa Street Redevelopment Area** consists of a standard rectilinear grid system, comprised of the Cornhusker Highway, North 27<sup>th</sup> Street and local streets. Local access streets include North Theresa Street, Cleveland Avenue and Kimco Drive (including Kimarra Place). Major problem conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

### **1. Conditions of Streets.**

The field survey rated the majority of the municipal streets as being in “good” to “excellent” condition. However, privately owned and maintained streets were recorded as being in “fair” to “poor” condition, with 34 (24.3 percent) of the total 140 parcels accessed by streets in “fair” condition and 57 (40.7 percent) of the parcels accessed by streets in “poor” condition. The streets in “fair” and “poor” condition primarily include portions of privately owned streets within the mobile home parks that are asphalt surfaced with severe cracking, settling and a significant amount of potholes.

### **2. Lack of Sidewalks.**

Sidewalks were lacking within portions of the **Theresa Street Redevelopment Area**. Only 41 parcels, or 29.3 percent of the total 140 parcels had sidewalks. Parcels with sidewalks were those that abutted municipal streets, while those lacking sidewalks were located adjacent privately owned streets within the mobile home parks.

### **3. Inadequate Street Layout.**

Parcels located in the northeastern portion of the **Redevelopment Area**, west of the parcels fronting on North 27<sup>th</sup> originally had limited or no public street access. There is an “Outlot A” that contains a privately owned street which connects the west end of Cleveland Street to Cornhusker Highway, via the parking lot of the Super 8 Motel. This “private” street also provides public accessibility to a commercial business located south of the Motel. This leaves the residents of the mobile home parks with only one point of ingress/egress for general and emergency vehicles.

## **Conclusion.**

**The existence of defective or inadequate street layout in the Theresa Street Redevelopment Area is present to a strong degree and constitutes a Blighting 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 **Theresa Street Redevelopment Area**. The problem conditions include:

1. **Irregular Tracts of Land and Adequacy Issues.**

The primary issue in the **Redevelopment Area** is that the majority of the parcels throughout the **Area** were developed as Irregular Tracts, identified by metes and bounds descriptions. The **Theresa Street Redevelopment Area**, with the exception of the Kimco Industrial Park and the Carroll M5 Subdivisions, was incrementally subdivided with Irregular Tracts of land. Existing businesses either purchased a portion or an entire irregular tract of land. The inadequacies in the development of land with Irregular Tracts is most evident in the lack of accessibility to individual parcels and resulting in poor circulation patterns throughout the entire **Area**. None of the commercial areas in the eastern portion of the **Redevelopment Area** adhered to a planned subdivision process.

2. **Accessibility or Usefulness.**

Southbound traffic along North 27<sup>th</sup> Street has the ability to turn on to Theresa Street and access a connector street below the North 27<sup>th</sup> Street viaduct to Salt Creek Roadway. The intersection at North 27<sup>th</sup> and Theresa Streets periodically causes traffic congestion on North 27<sup>th</sup> Street. As parcels along these streets developed, several businesses combined two tracts into one lot of record, while individual widths of lots were increased or decreased to support development needs. None of the lots are of uniform width or length. North bound traffic on North 27<sup>th</sup> Street and east bound traffic on Cornhusker Highway access business at the southwest corner of the intersection by being directed by signage to Cleveland Street. Traffic accesses the businesses via a private street located within "Outlot A," which also leads traffic to Cornhusker Highway via the Super 8 Motel parking lot.

**Conclusion.**

**Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout the Theresa Street Redevelopment Area.**

**(4) Insanitary and Unsafe Conditions.**

The results of the area-wide field survey, along with information retained from City Officials provided the basis for the identification of insanitary and unsafe conditions within the **Theresa Street Redevelopment Area**.

**1. Age of Structures.**

The analysis of all 126 structures in the **Theresa Street Redevelopment Area** identified 43 percent, or 54 structures as being 40+ years of age, or built prior to 1971. Additionally, the estimated average age of residential buildings was 39 years, while the average age of commercial buildings was approximately 31 years. The advanced age of residential structures, mobile homes, results in the potential for deteriorating buildings and other structures with deferred maintenance.

**2. Deteriorating Buildings.**

The deteriorating or dilapidated conditions documented for the **Area** were prevalent in an estimated 66.7 percent of the existing structures. Structures in this condition can result in hazards detrimental to the health, safety and welfare of the inhabitants and the adjacent properties

**3. Lack of Adequate Utilities.**

The City of Lincoln Public Works Staff estimated the majority of water and sewer mains throughout the **Theresa Street Redevelopment Area**, with the exception of Theresa Street, as being approximately 40+ years of age. City personnel identified the sanitary sewer system throughout the **Redevelopment Area** as being appropriately sized and in “good” condition.

The water mains are severely impacted by the corrosive nature of soils adjacent the Salt Creek environs. The majority of the water main distribution system is less than 40 years of age. The 30 year old main along North 27<sup>th</sup> Street has deteriorated to the extent that due to frequent breakage, these lines will require replacement within the next year. These utility systems will age over time, with maintenance and replacement problems becoming more prevalent.

**Conclusion.**

**Insanitary and unsafe conditions are a strong presence throughout the Theresa Street Redevelopment Area.**

(5) **Deterioration of Site or Other Improvements.**

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

A total of 47 parcels, or 33.6 percent of the total 140 parcels within the **Theresa Street Redevelopment Area** received an overall site condition rating of “fair”, while an additional 52 parcels, or 37.1 percent, received a “poor” rating. Combined, these parcels amount to an estimated 70.7 percent of the parcels in the **Area** having substandard site conditions. Conditions that lead to these findings included:

- ❑ 99 parcels, or 70.7 percent of the 140 total parcels lack sidewalks. These parcels are primarily located adjacent privately owned streets within mobile home parks.
- ❑ A total of 19 parcels, or 13.6 percent of the total 140 parcels contained excessive debris.
- ❑ The field survey identified inadequate parking conditions in portions of the **Redevelopment Area**. Both mobile home parks have private streets that lack curb, gutters and associated sidewalks. Residents will occasionally park at the edge of the privately owned streets, or onto the front yards, adjacent the mobile homes. For example, residents park their automobiles diagonally and perpendicular to the side of the street, or on the grass adjacent the mobile home. Nearly 60 percent, or 75 of the total 140 parcels had substandard driveways and/or side yards.

**Conclusion.**

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



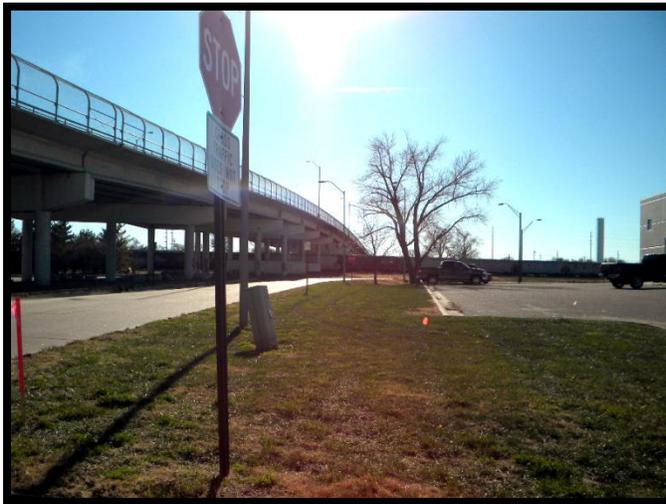
**(6) Diversity of Ownership.**

The total number of unduplicated owners, within the **Redevelopment Area**, was estimated to be **25 owners of both land and structures, while an additional 73 mobile homes had an individual owner.**

The highest concentration of diversity of ownership, within the **Theresa Street Redevelopment Area** was located in the Kimco Industrial Park. All of the individual parcels of land are identified as platted lots within one of the three additions of the Industrial Park. Concentrations of 73 mobile homes identified by the Lancaster County Assessor’s Office as buildings not associated with underlying land, are located in the two mobile home parks.

**Conclusion.**

The Factor “diversity of ownership” is a strong presence in the Theresa Street 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 **Theresa Street 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 heavier 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 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 City of Lincoln considers the first half of 2011 property taxes to be officially delinquent, if not paid by May 1, 2010. **The Lancaster County Treasures Office website indicated that 27 properties in the Redevelopment Area were currently delinquent.** All but one of these properties are located within the two mobile home parks. The average assessed valuation of the mobile homes is approximately \$1,500, thus the value of the delinquent "buildings" is minimal.

**2. Special Assessments.**

There have not been any Special Assessment Districts in the **Theresa Street Redevelopment Area** 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 2010 values are available on the Lancaster County Assessor's Office website. The total assessed valuation of the properties within the **Redevelopment Area** is \$22,123,500.

**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 was not a Blight Factor in the Theresa Street 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 Theresa Street Redevelopment Area.**



**(9) Improper Subdivision or Obsolete Platting.**

An in-depth analysis of the subdivision conditions in the **Theresa Street Redevelopment Area** indicated that improper subdivision and obsolete platting is prevalent throughout the **Redevelopment Area**.

Several portions of the **Theresa Street Redevelopment Area** do not meet today's planning and development standards of platting and subdivision procedures. Parcels throughout the **Redevelopment Area** were developed from irregular tracts that are the result of lands not platted by the standard Subdivision Regulations of the City of Lincoln, Nebraska, but by metes and bounds descriptions that were incrementally subdivided. Only two portions of the **Redevelopment Area**, the Shady Elm Mobile Home Park and the Kimco Industrial Park were development as platted subdivisions. All other public, commercial and residential properties remain as Irregular Tracts of land.

The nature of development patterns along Cornhusker Highway and North 27<sup>th</sup> Street, along with the lack of interior streets has created poor vehicular circulation and accessibility issues. North bound traffic on North 27<sup>th</sup> and east bound traffic on Cornhusker Highway have limited access to the businesses near the intersection of these two streets. The Super 8 Motel, for example, has signage that directs east and north bound traffic to turn onto Cleveland Street and then access the motel via a private street in a platted outlot. Limited accessibility is also evident with the mobile home parks and sanitary sewer treatment facility being accessed by one entry point from Theresa Street. If Theresa Street were to become blocked, for any reason, the mobile home parks and the sanitary waste treatment facility would become inaccessible.

The portion of the **Redevelopment Area** comprised by mobile home parks has privately owned streets that access the individual mobile homes. These streets lack standard concrete curbs, gutters and, in some cases, storm water drainage ditches. As a result, storm water lingers within the **Area** and pools in low lying areas, on streets and in properties throughout the mobile home parks.

Efforts to overcome problems of improper subdivision and obsolete platting have led to poor circulation patterns and deteriorated streets within the industrial portion of the **Theresa Street Redevelopment Area**. Abnormally narrow lots in the industrial area have resulted in a large number of industrial businesses on Theresa Street exceeding the capacity of this two-lane, asphalt surfaced road.

**Conclusion.**

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

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

1. **Building Elements that are Combustible.**

There are wood-framed buildings and masonry buildings containing combustible elements and fixtures, located throughout the **Theresa Street Redevelopment Area**. The majority of the buildings that are deteriorating or dilapidated are mobile homes that have not been adequately maintained. These structures will require extensive rehabilitation or should be targeted for replacement or removal. **Approximately 84 buildings, or 66.7 percent of the total 126 buildings in the Area have been determined to be deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

According to the Public Works Department, both water and sewer mains range in age from 30 to 50 years of age. These mains are severely impacted by corrosive soils associated with Salt Creek, which directly abuts the **Redevelopment Area** to the northwest. Staff indicated that the City plans to replace the 30 year old 12" water main along North 27<sup>th</sup> Street within the next year due to corrosion and multiple breaks. The oldest water mains are within the Theresa Street right-of-way, which were installed in 1968 and primarily serve the residents in the adjacent mobile home parks. Staff indicated private water mains and service lines within the mobile home parks are also be impacted by corrosive soils. Sewer System staff indicated that sewer mains in this **Redevelopment Area** are adequately sized and in good condition. The staff stated that as these segments continue to age over time, maintenance and replacement problems are anticipated to be more prevalent.

Specific data relating to the **Theresa Street Redevelopment Area** is discussed in the following paragraphs.

Approximately 54 (43 percent) of the total 126 structures in the **Theresa Street Redevelopment Area** were built prior to 1971, thus 40+ years of age.

Wood frame buildings and masonry buildings containing combustible elements and fixtures are located throughout the **Redevelopment Area**, many of which are deteriorating or dilapidated, are located throughout the **Area** and are in need of structural repair or fire protection.

Overall site conditions at properties throughout the **Theresa Street Redevelopment Area** were generally found to be in “fair” to “poor” condition. The field survey determined that 47 parcels, or 33.6 percent of the total 140 parcels were found to be in “fair” condition and an additional 52 parcels, or 37.1 percent, were determined to be in “poor” condition. **This overall condition rating combines for a total of 70.7 percent of the parcels being in “fair” or “poor” condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

### Conclusion.

**The conditions which endanger life or property by fire and other causes are a strong presence throughout the Theresa Street 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 evident in a majority of the mobile homes located within the two mobile home parks. The Shady Elm Mobile Home Park, located north of Theresa Street, contains a fraction of the mobile homes that were once located in this facility. The Shamrock Mobile Home Park is approximately 85 to 90 percent occupied. The majority of remaining mobile homes in these two Parks are older structures nearing 50+ years of age and exhibit signs of deterioration or dilapidation. The cost to rehabilitate these structures would far exceed the assessed valuation of these aging and deteriorated mobile homes. These buildings have become functionally and economically obsolescent.

The remaining portion of the **Redevelopment Area** is comprised of public, commercial and industrial uses that have been reasonably maintained.

**Conclusion.**

**Other Environmental and Blighting Factors were present to a strong extent throughout the Theresa Street Redevelopment Area. The Redevelopment Area contained a fair amount of 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 eleven 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 forty 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 Area has had either stable or decreasing population based on the last two decennial censuses.

The Area had a decrease in population from 370 to 307, based on the last two decennial censuses.

**Conclusion.**

**The criteria of decreasing population based on the last two decennial censuses as one of five additional blighting conditions is a strong presence throughout the Theresa Street Redevelopment Area.**

## ***DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY***

The **Theresa Street 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 of all **four Factors** that constitute the **Area** as substandard. Of the **12 possible Factors** that can constitute the **Area blighted, 10** are a strong presence in the **Theresa Street 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. Diversity of Ownership
7. Improper subdivision or obsolete platting.
8. The existence of conditions which endanger life or property by fire or other causes.
9. Other environmental and blighting factors.
10. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout the **Theresa Street Redevelopment Area**, the conclusion is that a declining population, average age of the structures, insanitary and unsafe conditions, 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 **Theresa Street Redevelopment Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **Theresa Street 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 **Theresa Street Redevelopment Area** is in need of revitalization and strengthening to ensure it 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 areas 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

THERESA STREET REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>AGE OF STRUCTURE</b>							
1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	1	0.8%	0	0	0	N/A	1
10-20 Years	9	7.1%	1	1	4	N/A	3
20-40 Years	62	49.2%	44	7	7	N/A	4
40-100 Years	51	40.5%	41	2	4	N/A	4
100+ Years	3	2.4%	0	0	0	N/A	3
<b>TOTAL</b>	<b>126</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>FINAL STRUCTURAL RATING</b>							
Sound	34	27.0%	2	7	13	N/A	12
Deteriorating-Minor	8	6.3%	4	1	2	N/A	1
Deteriorating-Major	49	38.9%	47	2	0	N/A	0
Dilapidated	35	27.8%	33	0	0	N/A	2
<b>TOTAL</b>	<b>126</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>STREET CONDITION</b>							
None	0	0.0%	0	0	0	0	0
Excellent	18	12.9%	0	0	0	0	18
Good	31	22.1%	2	8	14	3	4
Fair	34	24.3%	31	0	1	1	1
Poor	57	40.7%	53	2	0	2	0
<b>TOTAL</b>	<b>140</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>6</b>	<b>5</b>
<b>SIDEWALK CONDITION</b>							
None	99	70.7%	70	3	4	5	17
Excellent	4	2.9%	0	0	0	0	4
Good	25	17.9%	4	7	11	1	2
Fair	11	7.9%	11	0	0	0	0
Poor	1	0.7%	1	0	0	0	0
<b>TOTAL</b>	<b>140</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>6</b>	<b>23</b>
<b>DEBRIS</b>							
None	121	86.4%	73	9	13	3	23
Major	4	2.9%	2	0	2	0	0
Minor	15	10.7%	11	1	0	3	0
<b>TOTAL</b>	<b>140</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>6</b>	<b>23</b>
<b>OVERALL SITE CONDITION</b>							
Excellent	7	5.0%	0	0	0	0	7
Good	34	24.3%	3	7	11	2	11
Fair	47	33.6%	39	2	2	0	4
Poor	52	37.1%	44	1	2	4	1
<b>TOTAL</b>	<b>140</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>6</b>	<b>23</b>
<b>PARKING SPACES</b>							
Ranges	0-300	0.0%	1-15	20-100	2-20	N/A	1-40
None	46	39.0%	35	8	1	0	2
Hard Surfaced	26	22.0%	15	3	7	0	1
Unimproved	46	39.0%	20	25	1	0	0
<b>TOTAL</b>	<b>118</b>	<b>100.0%</b>	<b>70</b>	<b>36</b>	<b>9</b>	<b>0</b>	<b>3</b>

THERESA STREET REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>DOORS</b>							
None	40	31.7%	7	8	13	N/A	12
Sound	0	0.0%	0	0	0	N/A	0
Minor	81	64.3%	74	2	2	N/A	3
Substandard	5	4.0%	5	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>WINDOWS</b>							
None	2	1.6%	0	0	0	N/A	2
Sound	38	30.2%	4	8	14	N/A	12
Minor	76	60.3%	72	2	1	N/A	1
Substandard	10	7.9%	10	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>STREET TYPE</b>							
None	0	0.0%	0	0	0	0	0
Concrete	36	24.8%	1	8	3	2	22
Asphalt	106	73.1%	83	2	12	9	0
Gravel	3	2.1%	2	0	0	0	1
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>145</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>11</b>	<b>23</b>
<b>PORCHES...</b>							
None	1	0.8%	1	0	0	N/A	0
Sound	36	28.6%	4	7	13	N/A	12
Minor	18	14.3%	11	2	2	N/A	3
Substandard	71	56.3%	70	1	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>PAINT</b>							
None	15	11.9%	3	0	0	N/A	12
Sound	22	17.5%	1	7	13	N/A	1
Minor	56	44.4%	50	2	2	N/A	2
Substandard	31	24.6%	30	1	0	N/A	0
Critical	2	1.6%	2	0	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>DRIVEWAY</b>							
None	1	0.8%	1	0	0	N/A	0
Sound	32	25.4%	1	6	13	N/A	12
Minor	18	14.3%	14	2	1	N/A	1
Substandard	75	59.5%	70	2	1	N/A	2
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100.0%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>

THERESA STREET REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>ROOF STRUCTURE</b>							
None	0	0%	0	0	0	N/A	0
Sound	33	26%	4	5	12	N/A	12
Minor	54	43%	46	4	3	N/A	1
Substandard	38	30%	36	0	0	N/A	2
Critical	1	1%	0	1	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>WALL FOUNDATION</b>							
None	2	2%	0	2	0	N/A	0
Sound	36	29%	2	7	14	N/A	13
Minor	83	66%	80	0	1	N/A	2
Substandard	4	3%	4	0	0	N/A	0
Critical	1	1%	0	1	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>FOUNDATION</b>							
None	83	66%	83	0	0	N/A	0
Sound	38	30%	2	9	14	N/A	13
Minor	4	3%	1	0	1	N/A	2
Substandard	0	0%	0	0	0	N/A	0
Critical	1	1%	0	1	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>FOUNDATION TYPE</b>							
Concrete	41	95%	3	8	15	N/A	15
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	2	5%	0	2	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
Other/None	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>43</b>	<b>100%</b>	<b>3</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>ROOF SURFACE</b>							
None	1	1%	0	0	1	N/A	0
Sound	32	25%	3	5	12	N/A	12
Minor	59	47%	54	2	2	N/A	1
Substandard	33	26%	29	2	0	N/A	2
Critical	1	1%	0	1	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>ROOF TYPE</b>							
Asphalt Shingles	11	9%	7	0	2	N/A	2
Rolled Asphalt	96	76%	78	6	2	N/A	10
Cedar	0	0%	0	0	0	N/A	0
Combination	2	2%	0	2	0	N/A	0
Other	17	13%	1	2	11	N/A	3
<b>TOTAL</b>	<b>126</b>	<b>100%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>

THERESA STREET REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>CHIMNEY</b>							
None	122	97%	85	10	13	N/A	14
Sound	2	2%	0	0	2	N/A	0
Minor	2	2%	1	0	0	N/A	1
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>GUTTER, DOWNSPOUTS</b>							
None	88	70%	82	0	3	N/A	3
Sound	32	25%	2	6	12	N/A	12
Minor	6	5%	2	4	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>WALL SURFACE</b>							
None	1	1%	0	0	1	N/A	0
Sound	36	29%	4	6	13	N/A	13
Minor	70	56%	64	4	1	N/A	1
Substandard	18	14%	17	0	0	N/A	1
Critical	1	1%	1	0	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>WALL SURFACE TYPE</b>							
Frame	3	2%	2	0	0	N/A	1
Masonry	26	21%	0	2	13	N/A	11
Siding	86	68%	79	3	2	N/A	2
Combination	9	7%	5	3	0	N/A	1
Stucco	2	2%	0	2	0	N/A	0
Other	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>126</b>	<b>100%</b>	<b>86</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>15</b>
<b>PARKING SURFACE</b>							
None	0	0%	0	0	0	N/A	0
Concrete	30	79%	2	3	12	N/A	13
Asphalt	7	18%	0	5	2	N/A	0
Gravel	1	3%	0	0	1	N/A	0
Dirt	0	0%	0	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>38</b>	<b>100%</b>	<b>2</b>	<b>8</b>	<b>15</b>	<b>N/A</b>	<b>13</b>
<b>PARKING SPACES</b>							
None	46	39%	20	25	1	N/A	0
1 to 2	63	53%	47	11	4	N/A	1
3 to 5	5	4%	3	0	2	N/A	0
6 to 10	3	3%	0	0	2	N/A	1
11 to 20	0	0%	0	0	0	N/A	0
21 or More	1	1%	0	0	0	N/A	1
<b>TOTAL</b>	<b>118</b>	<b>100%</b>	<b>70</b>	<b>36</b>	<b>9</b>	<b>N/A</b>	<b>3</b>



Lincoln-Lancaster County 555 South 10th Street / Suite 213 Michael D. Cornelius, Chair  
Planning Department Lincoln, Nebraska 68508 City-County  
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

January 13, 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 #11008 - Declaration of Blighted and Substandard Area**  
(Theresa Street Redevelopment Area - North 27<sup>th</sup> Street & Cornhusker Highway)

Pursuant to Nebraska Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Miscellaneous No. 11008**, requested by the Director of the Urban Development Department, to determine whether all or part of the designated **Theresa Street Redevelopment Area** qualifies as a blighted and substandard area. The "Theresa Street Redevelopment Area Blight and Substandard Determination Study" finds that the designated **Theresa Street Redevelopment Area** meets the requirements of the Nebraska Community Development Law for designation as both a "blighted" and "substandard" area.

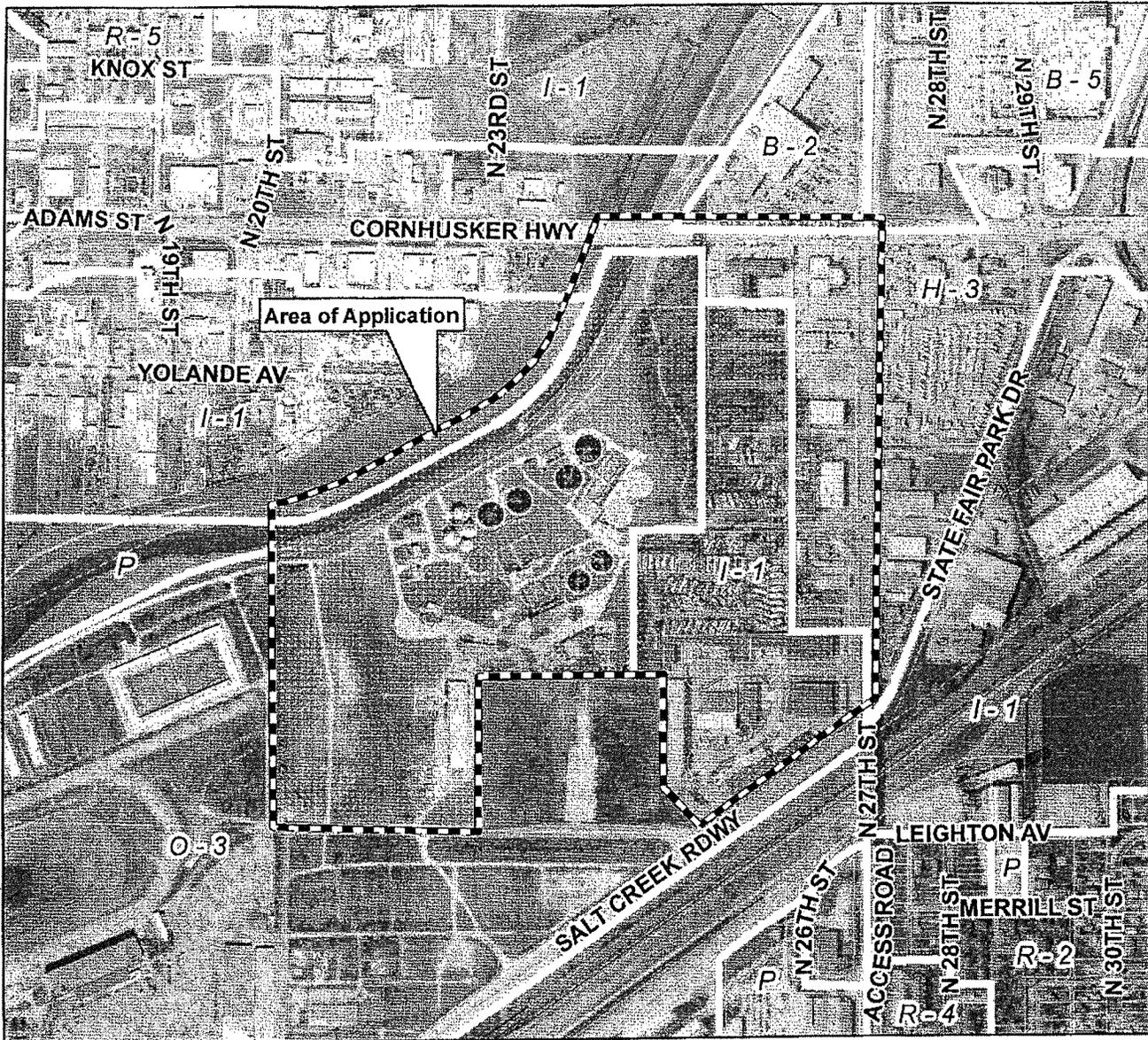
The **Theresa Street Redevelopment Area** consists of an estimated 114 acres, more or less, comprised of public/quasi-public, residential, commercial and industrial land uses, generally located between Cornhusker Highway and State Fair Park Drive (at its intersection with North 27<sup>th</sup> Street), from approximately North 20<sup>th</sup> Street at the west boundary, to North 27<sup>th</sup> Street at the east boundary. A map showing the boundaries and a copy of the Executive Summary of the Blight and Substandard Determination Study are attached. The complete Blight & Substandard Determination Study document may be found at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (Keyword = PATS). Use the "Search Selection" screen and search by application number (i.e. MISC11008). 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, January 25, 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 the Hearing Room 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 Wynn Hjermstad in the Urban Development Department at 402-441-7606 or [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov); or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or [bgarrett@lincoln.ne.gov](mailto: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](mailto: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, January 19, 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](http://lincoln.ne.gov) (keyword = pcagenda).

Sincerely,  
  
Jean Preister  
Administrative Officer

cc: David Landis, Urban Development  
Wynn Hjermstad, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Ageria, County Assessor  
Hanna:Keelan Associates  
Zach Wiegert

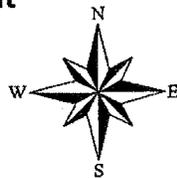


2010 aerial

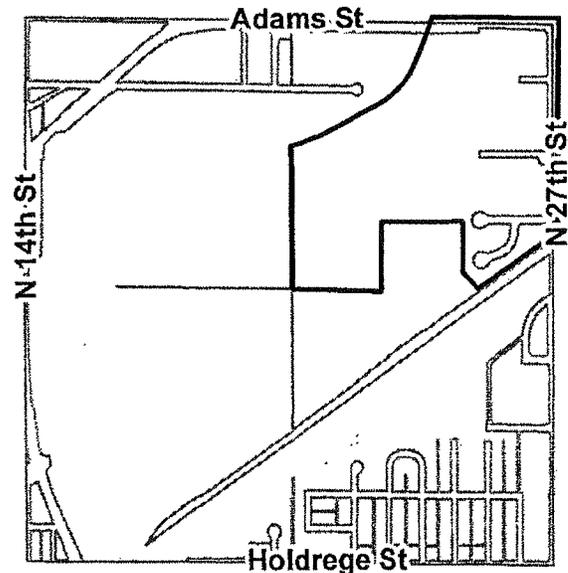
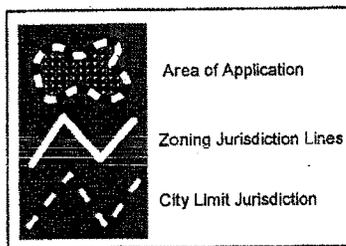
**Miscellaneous #11008  
Theresa Street Redevelopment  
N 27th St & Cornhusker Hwy**

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



One Square Mile  
Sec. 13 T10N R06E



Ted Triplett  
Belmont Community Organization  
4420 N 14th St.  
Lincoln, NE 68521

Cindy Stuefer-Powell  
East Campus Community  
Organization  
1217 N. 38th St.  
Lincoln, NE 68503

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

John Brown  
Landon's Neighborhood Assn.  
2201 Elba  
Lincoln, NE 68521

Dan A. Klein  
Regalton Neighborhood Assn.  
1901 SW 5th St. Suite 100  
Lincoln, NE 68522

Kathy Jennings  
Regalton Neighborhood Assn.  
1901 SW 5th St. Suite 100  
Lincoln, NE 68522

Carolene Skorohod  
Skorohod Condominium Regime I  
Owners' Association  
6236 Vine Street  
Lincoln, NE 68505

Russ Irwin  
Clinton Neigh. Org.  
3274 Merrill St.  
Lincoln, NE 68503

Elizabeth Katt  
East Campus Community Org.  
1308 N. 38th St.  
Lincoln, NE 68503

Diane Walkowiak  
University Place Comm. Org.  
4934 Knox St.  
Lincoln, NE 68504

Coleen Seng  
University Place Community Org.  
6101 Walker Ave  
Lincoln, NE 68505

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

Maurice Baker  
Clinton Neighborhood Organization  
1533 N. 27th St.  
Lincoln, NE 68503

Gloria Eddins  
Clinton Neigh. Org.  
1700 N. 29th St.  
Lincoln, NE 68503

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

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

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

Carol Brown  
Landon's Neigh. Assn.  
2201 Elba Cir  
Lincoln, NE 68521

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

Dean Phelps  
East Campus Community Org.  
3837 Apple St.  
Lincoln, NE 68503

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

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

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

Malinda Burk  
University Place Community Org.  
1546 N 60th Street  
Lincoln, NE 685805

Sharon Doll  
University Place Community Org.  
2909 N. 56 St.  
Lincoln, NE 68504

Bicentennial Estates Neigh. Assn.  
PO Box 4735  
Lincoln, NE 68504

Bob Hackwith  
Landon's Neigh. Assn.  
4210 N. 23 St.  
Lincoln, NE 68521

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

**Dave Landis**  
Urban Development

**Wynn Hjermstad**  
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  
8800 "O" Street  
Lincoln, NE 68520

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

**Rick Peo**  
Chief Assistant City Attorney

**Norm Agena**  
County Assessor

**Zach Wiegert**  
Woodbury Corporation  
728 Q Street  
Lincoln, NE 68508

**Hanna:Keelan Associates, P.C.**  
3275 Holdrege Street  
Lincoln, NE 68503

q:\pc\notif\2012\CPC11008.labels



Lincoln-Lancaster County 555 South 10th Street / Suite 213 Michael D. Cornelius, Chair  
 Planning Department Lincoln, Nebraska 68508 City-County  
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

February 10, 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**  
 (Theresa Street 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 **Theresa Street Redevelopment Area** as blighted and substandard is scheduled for public hearing before the Lincoln City Council on **Monday, February 27, 2012, at 5:30 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

The study area consists of an estimated 114 acres, more or less, comprised of public/quasi-public, residential, commercial and industrial land uses, located generally between Cornhusker Highway and Salt Creek Roadway from approximately North 20<sup>th</sup> Street at the west boundary, to North 27<sup>th</sup> Street at the east boundary and including adjacent rights-of-way, Lincoln, Lancaster County, Nebraska. A corrected map showing the boundaries is attached.

On January 25, 2012, the Lincoln City-Lancaster County Planning Commission voted 7-0 to find a reasonable presence of substandard and blighted conditions in the proposed Theresa Street Redevelopment Area pursuant to the Nebraska Community Development Law (**Miscellaneous No. 11008**).

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (402-441-7606 or [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov)), or the Planning Department staff planner, Brandon Garrett (402-441-6373 or [bgarrett@lincoln.ne.gov](mailto:bgarrett@lincoln.ne.gov)). The proposed resolution will appear on the City Council agenda for introduction on February 13, 2012, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, February 9, 2012.

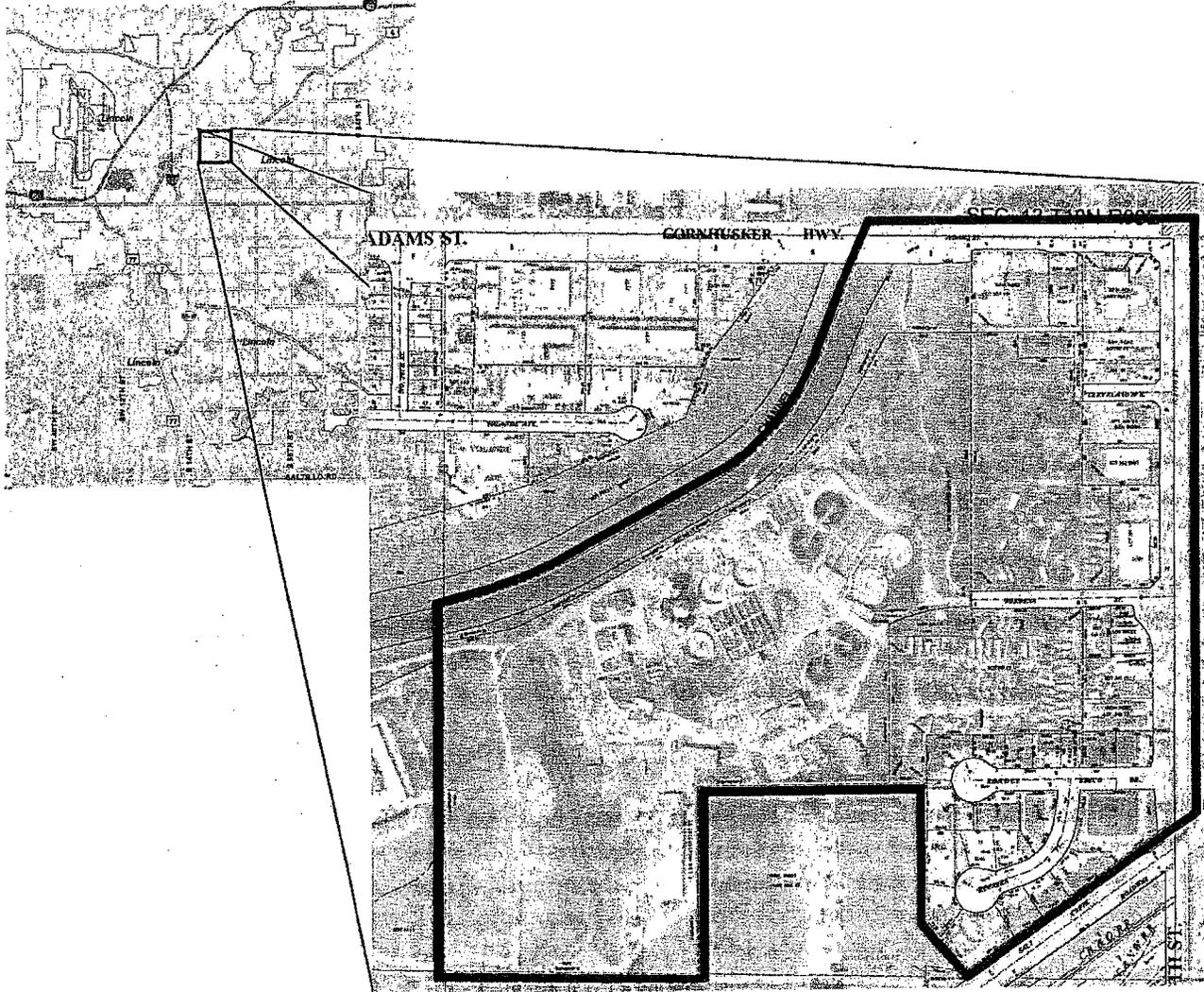
Sincerely,  
  
 Jean Preister  
 Administrative Officer

cc: Dave Landis, Urban Development  
 Wynn Hjermstad, Urban Development  
 Rick Peo, Chief Assistant City Attorney  
 Norm Agena, County Assessor  
 Zach Wiegert, Woodbury Corporation  
 Hanna:Keelan Associates, P.C.

i:\pc\notif\2012\MISC11008 cchrg

# CONTEXT MAP

THERESA STREET REDEVELOPMENT AREA  
LINCOLN, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C., 2012

 Redevelopment Area

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

\* Lincoln, Nebraska \* 402.464.5383 \*

## ILLUSTRATION 1

Lincoln, Nebraska  
Blight & Substandard Determination Study  
Theresa Street Redevelopment Area

**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, February 10, 2012 AND FRIDAY, February 17, 2012:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, February 27, 2012, at 5:30 p.m.**, in the City Council Hearing Room on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution requested by the Director of the Urban Development Department declaring the "Theresa Street Redevelopment Area" as blighted and substandard as defined in the Nebraska Community Development Law. The study area consists of an estimated 114 acres, more or less, comprised of public/quasi-public, residential, commercial and industrial land uses, located generally between Cornhusker Highway and Salt Creek Roadway from approximately North 20<sup>th</sup> Street at the west boundary, to North 27<sup>th</sup> Street at the east boundary and including adjacent rights-of-way, Lincoln, Lancaster County, Nebraska.

Joan Ross  
City Clerk