

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

Location

The **Piedmont Redevelopment Area** contains an estimated 8.6 acres, generally located between "A" and "C" Streets, from 50th Street to Cotner Boulevard, City of Lincoln, Lancaster County, Nebraska. The **Redevelopment Area** is comprised of commercial land uses.

The **Piedmont Shops** are the primary properties within the **Piedmont Redevelopment Area**. Cotner Boulevard is a two-way street with a center turning lane that forms the eastern boundary of the **Redevelopment Area**, while "C" and South 50th Streets serve as the north and west boundaries. Commercial uses are concentrated within the **Redevelopment Area**.

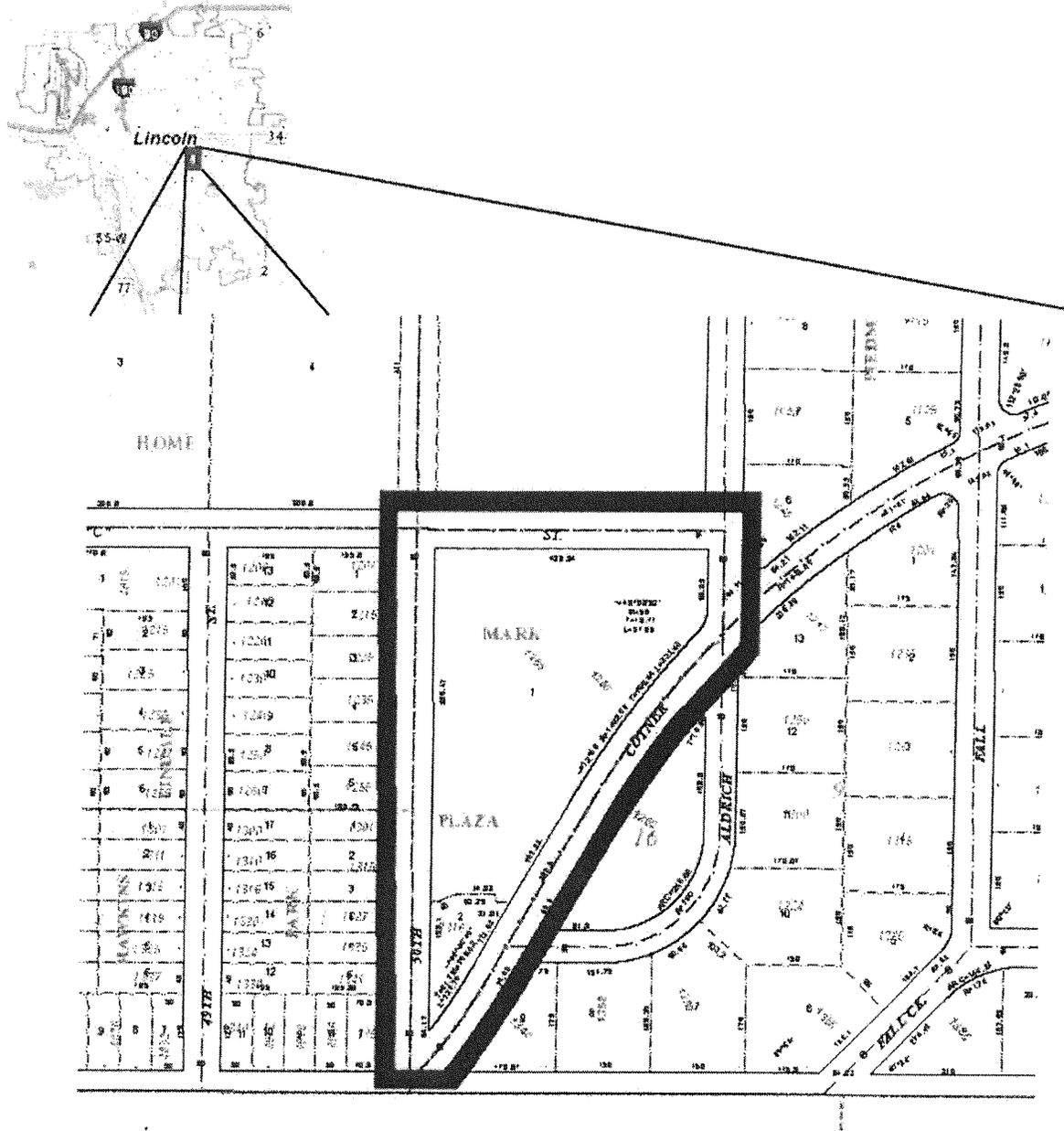
Residential development exists to the east, west and north of the **Piedmont Redevelopment Area**. A City of Lincoln Fire Station is located across Cotner Boulevard, east from the **Area**. BryanHealth Medical Center's East Campus is located within three blocks south of the **Redevelopment Area**.

The **Piedmont Redevelopment Area** boundary is generally described as follows: An area within the City of Lincoln, Lancaster County, Nebraska, including Mark Plaza Subdivision, Lots 1-2; Municipal street right-of-ways of "C" Street, Aldrich Road, Cotner Boulevard and 50th Street that are included within the **Piedmont Redevelopment Area**.

The **General Boundary Description** is as follows: Beginning at the intersection of the north line of "C" Street and the east line of Aldrich Road, thence south along said east line crossing Cotner Boulevard and continuing to its intersection with the south line of Cotner Boulevard, thence southwesterly along said south line to its intersection with the north line of "A" Street, thence west along said north line to its intersection with the west line of South 50th Street, thence north along said west line to its intersection with the north line of "C" Street, thence east along said north line to its intersection with the east line of Aldrich Road, the point of beginning.

Illustration 1, Page 2, City Context Map, identifies the location of the **Piedmont Redevelopment Area** in relation to the City of Lincoln. The primary street within the **Redevelopment Area** is Cotner Boulevard.

CITY CONTEXT MAP
PIEDMONT REDEVELOPMENT AREA
LINCOLN, NEBRASKA



 Redevelopment Area

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

* Lincoln, Nebraska * 402.464.5383 *

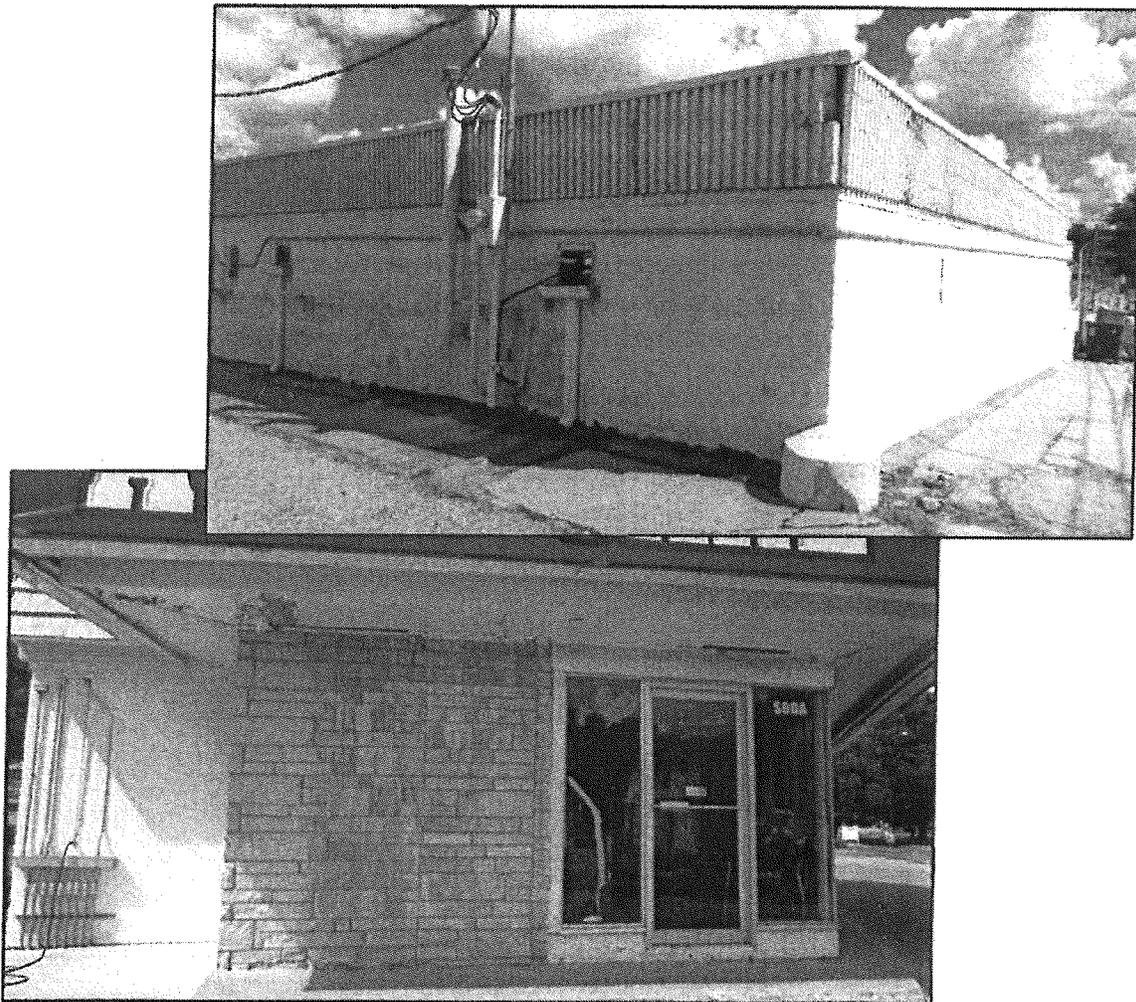
ILLUSTRATION 1

Lincoln, Nebraska
 Blight & Substandard Determination Study
 Piedmont Redevelopment Area

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 **Piedmont 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 City of Lincoln City Council 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.



THE STUDY AREA

The purpose of this **Study** is to determine whether all or part of the **Piedmont 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**.

Location

The **Piedmont Redevelopment Area** contains an estimated 8.6 acres, generally located between "A" and "C" Streets, from 50th Street to Cotner Boulevard, City of Lincoln, Lancaster County, Nebraska. The **Redevelopment Area** is comprised of commercial land uses.

The **Piedmont Shops** are the primary properties within the **Piedmont Redevelopment Area**. Cotner Boulevard is a two-way street with a center turning lane that forms the eastern boundary of the **Redevelopment Area**, while "C" and South 50th Streets serve as the north and west boundaries. Commercial uses are concentrated within the **Redevelopment Area**.

Residential development exists to the east, west and north of the **Piedmont Redevelopment Area**. A City of Lincoln Fire Station is located across Cotner Boulevard, east from the **Area**. BryanHealth Medical Center's East Campus is located within three blocks south of the **Redevelopment Area**.

The **Piedmont Redevelopment Area** boundary is generally described as follows: An area within the City of Lincoln, Lancaster County, Nebraska, including Mark Plaza Subdivision, Lots 1-2; Municipal street right-of-ways of "C" Street, Aldrich Road, Cotner Boulevard and 50th Street that are included within the **Piedmont Redevelopment Area**.

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Illustration 1, Page 2, City Context Map, identifies the location of the **Piedmont Redevelopment Area** in relation to the City of Lincoln. The primary street within the **Redevelopment Area** is Cotner Boulevard.



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

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



September 20, 2013

TO: Neighborhood Associations/Organizations
Larry Hudkins, 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 #13002 - Declaration of Blighted and Substandard Area**
(Piedmont Redevelopment Area - S. 48th Street and S. Cotner Boulevard)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Miscellaneous No. 13002**, requested by the Director of the Urban Development Department, to determine whether all or part of the designated **Piedmont Redevelopment Area** qualifies as a blighted and substandard area. The "Piedmont Redevelopment Area Blight & Substandard Determination Study" finds that the designated **Piedmont Redevelopment Area** meets the requirements of the Nebraska Community Development Law for designation as both a "blighted" and "substandard" area.

The **Piedmont Redevelopment Area** consists of an estimated 8.6 acres, more or less, generally located between "A" Street and "C" Street, from 50th Street to Cotner Boulevard, Lincoln, Lancaster County, Nebraska. The Redevelopment Area is comprised of commercial land uses, primarily the Piedmont Shops. A map showing the boundaries and excerpts from the Blight and Substandard Determination Study, including the Executive Summary, are attached for your information. The entire Blight & Substandard Determination Study document may be found at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. MISC13002), click on "Search", then "Select". 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, October 2, 2013**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

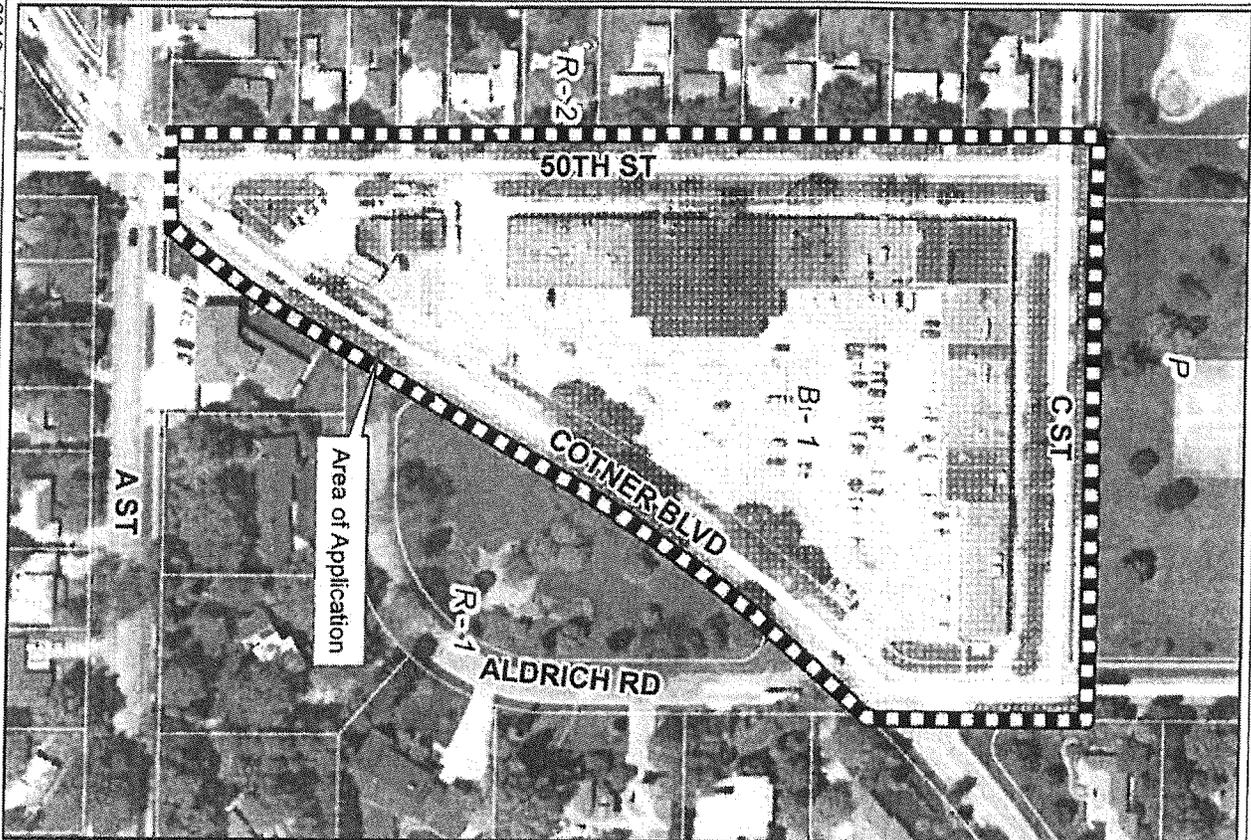
If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department at 402-441-7855 or ecastillo@lincoln.ne.gov; or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or bgarrett@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, September 26, 2013, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

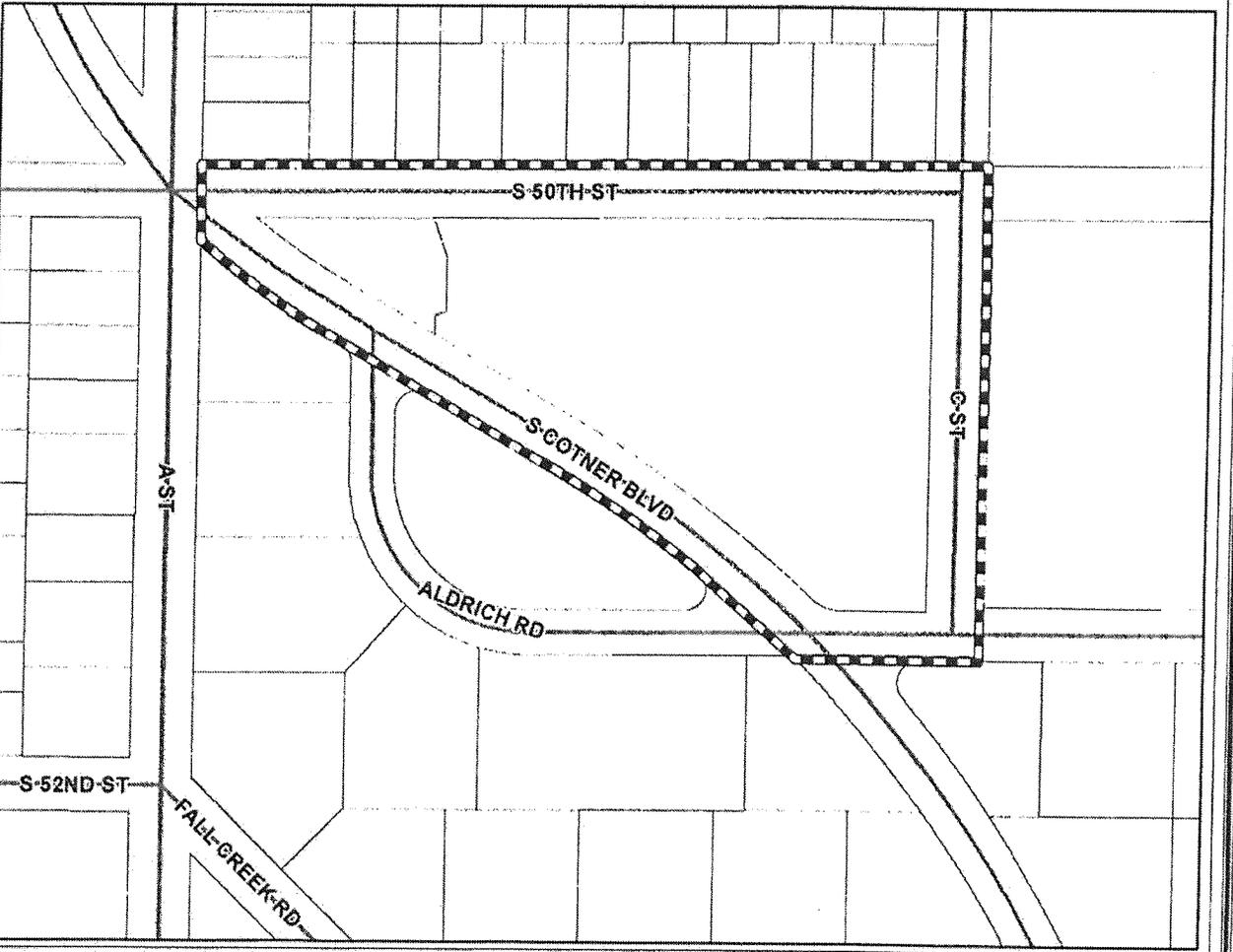

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Wynn Hjermstad, Urban Development
Ernie Castillo, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Hanna:Keelan Associates
Rick Onnen, E & A Consulting Group, Inc.





2010 aerial



Miscellaneous #13002

Piedmont Redevelopment Area
 Blight and Substandard Determination Study

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MISC13002

ATTACHMENT "C"

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40th & A Neighborhood Association
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Eastridge Neighborhood Association
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Lincoln, NE 68510

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Witherbee Neighborhood Association
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Witherbee Neighborhood Association
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Urban Development

Wynn Hjermstad
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Ernie Castillo
Urban Development

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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
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Lincoln, NE 68588

President
Southeast Community College
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Lincoln, NE 68510

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Norm Agena
County Assessor

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Rick Onnen
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7130 S. 29th Street, Suite D
Lincoln, NE 68516

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



October 4, 2013

TO: Neighborhood Associations/Organizations
Larry Hudkins, 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 No. 13002
(Declaration of Blight and Substandard Area: Piedmont Redevelopment Area)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the Urban Development Department for a resolution declaring the "Piedmont Redevelopment Area" as blighted and substandard is scheduled for public hearing before the Lincoln City Council on Monday, October 21, 2013, at 3:00 p.m., in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The Piedmont Redevelopment Area consists of an estimated 8.6 acres, more or less, generally located between "A" Street and "C" Street from 50th Street to Cotner Boulevard, Lincoln, Lancaster County, Nebraska, and is comprised of commercial uses. A map showing the boundaries and excerpts from the Blight and Substandard Determination Study were previously provided to you. The entire Blight & Substandard Determination Study document may be found at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. MISC13002), click on "Search", then "Select". The Study is found under the "Related Documents" at the bottom of the screen.

On October 2, 2013, the Lincoln City-Lancaster County Planning Commission held public hearing and voted 7-0 to find a reasonable presence of substandard and blighted conditions in the proposed Piedmont Redevelopment Area pursuant to the Nebraska Community Development Law (Miscellaneous No. 13002).

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department (402-441-7855 or ecastillo@lincoln.ne.gov), or the Planning Department staff planner, Brandon Garrett (402-441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on October 14, 2013, and may be accessed on the internet at http://www.lincoln.ne.gov/city/council/index.htm on Thursday afternoon, October 10, 2013.

Sincerely,
Jean Preister
Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Ernie Castillo, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Hanna:Keelan Associates
Rick Onnen, E & A Consulting Group, Inc.



TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, October 4, 2013 AND FRIDAY, October 11, 2013:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, October 21, 2013, at 3:00 p.m.**, in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following items. For more information, call the Urban Development Department (402-441-7855) or the Planning Department (402-441-7491):

1. A resolution requested by the Director of the Urban Development Department declaring the "Piedmont Redevelopment Area" as a blighted and substandard area as defined in the Nebraska Community Development Law. The study area consists of an estimated 8.6 acres, more or less, generally located between "A" Street and "C" Street from 50th Street to Cotner Boulevard, Lincoln, Lancaster County, Nebraska, and is comprised of commercial uses.

Teresa Meier
City Clerk