

SOUTH CAPITOL REDEVELOPMENT AREA BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this Study is to determine whether all or part of the designated **South Capitol 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 findings presented in this Blight and Substandard Determination Study are based on surveys and analysis conducted for the **South Capitol Redevelopment Area**, referred to as the **Redevelopment Area**.

The **South Capitol Redevelopment Area** is an estimated 287 acre residential neighborhood, located, generally, from 8th to 18th Streets, between Euclid Avenue and "G" Street in the City of Lincoln, Lancaster County, Nebraska. The Area is predominantly a mixed single and multifamily residential neighborhood that also includes Everett and McPhee Elementary Schools, the Ponca Tribe of Nebraska Headquarters and South 17th Street Commercial District. The majority of the residential structures are late 19th to mid 20th century single and multifamily residential buildings. Newer multifamily rental housing facilities are scattered amongst the older residential buildings.

The **South Capitol Redevelopment Area** boundary is generally described as an area within the City of Lincoln, Lancaster County, Nebraska, as follows: Beginning at the intersection of the north line of "G" Street and the east line of 17th Street, thence south along said east line to its intersection with the north line of the alley between 17th and 18th Streets, thence east along said north line to its intersection with the east line of 18th Street, thence south along said east line to its intersection with the south line of Garfield Street, thence west along said south line to its intersection with the extended west line of Lot 17, of the W.W. Holmes Subdivision, thence south along said west line and continuing south along the west line of Lot 15, of the Wallingford and Shamp Subdivision, thence continuing south along the extended line west line of said Lot 15 and crossing Sumner Street, thence continuing south along the west line of Lot 10 of the Wallingford and Shamp Subdivision, thence south along the west line of Lot 19 of said subdivision, thence continuing south along an extended west line of Lot 19 and continuing across Prospect Street to the west line of Lot 24 of the Prospect Subdivision, thence south along said west line and continuing south along the west line of Lot 10 of said subdivision, and continuing south along an extended line of said Lot 10 across Euclid Avenue and intersecting with the north line of Euclid Avenue, thence west

along said south line to its intersection with the west line of 17th Street, thence north along said west line to its intersection with the south line of the alley between Euclid Avenue and Prospect Street, thence west along said south line to its intersection with the west line of 16th Street, thence north along said west line to its intersection with the south line of "A" Street, thence west along said south line to its intersection with the east line of 13th Street, thence south along said east line to its intersection with the south line of Washington Street, thence west along said south line to its intersection with the east line of 11th Street, thence south along said east line to its intersection with the south line of south line of the alley between Garfield and Sumner Street, thence west along said south line to its intersection with the west line of eighth Street, thence north along said west line to its intersection with the north line of "G" Street, thence east along said north line to its intersection with the east line of 17th Street, also known as the point of beginning.

Illustration 1 identifies the South Capitol Redevelopment Area in context to the City of Lincoln.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The South Capitol Redevelopment Area meets the requirements of the Nebraska Community Development Law for designation as both a "blighted and substandard area." There was at least a reasonable distribution of all **four** factors that constitute an area as substandard. Of the 12 possible factors that can constitute an area blighted, 10 were present. 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.

Blighted Factors

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. 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 reasonably present throughout the Redevelopment Area, the conclusion is that the average age of the structures, unsanitary and unsafe conditions, deterioration of structures and 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 Redevelopment Area as blighted and substandard.

The extent of blight and substandard factors for the **South Capitol Redevelopment Area** addressed in this document are presented in **Tables 1 and 2**. The eligibility findings indicate the 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. Indications are, the Redevelopment 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.



Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, 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 2, 2009

TO: Neighborhood Associations/Organizations
 Bob Workman, Chair, Lancaster County Board of Commissioners
 Dr. E. Susan Gourley, 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 #08015 - Declaration of Blighted and Substandard Area**
 (South Capitol Redevelopment Area - 8th to 18th Streets, between Euclid Avenue and G Street)

Pursuant to Nebr. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Miscellaneous No. 08015**, requested by the Director of the Urban Development Department, to determine whether all or part of the designated **South Capitol Redevelopment Area**, qualifies as a blighted and substandard area. The "South Capitol Redevelopment Area Blight and Substandard Determination Study" finds the 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 finds that the designated **South Capitol Redevelopment Area** meets the requirements of the Nebraska Community Development Law for designation as both a "blighted and substandard area".

The **South Capitol Redevelopment Area** consists of an estimated 287-acre residential neighborhood located generally from 8th to 18th Streets, between Euclid Avenue and "G" Street. A map showing the boundaries and a copy of the Executive Summary of the Blight and Substandard Determination Study are attached.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, January 14, 2009**. 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 City Council 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; 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, January 8, 2009, 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,

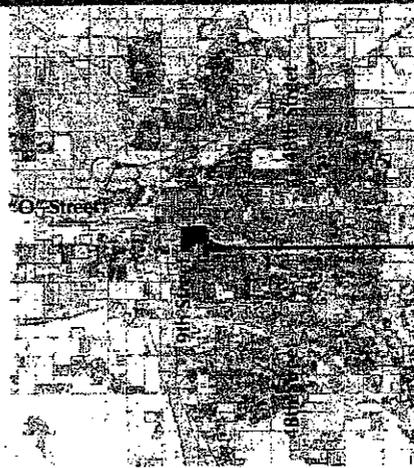
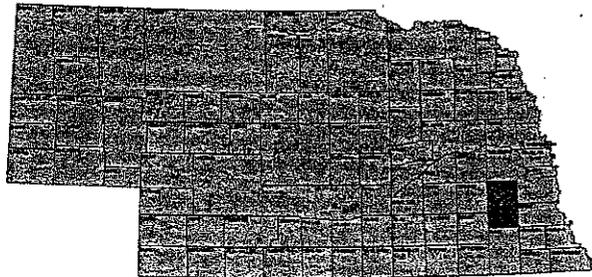
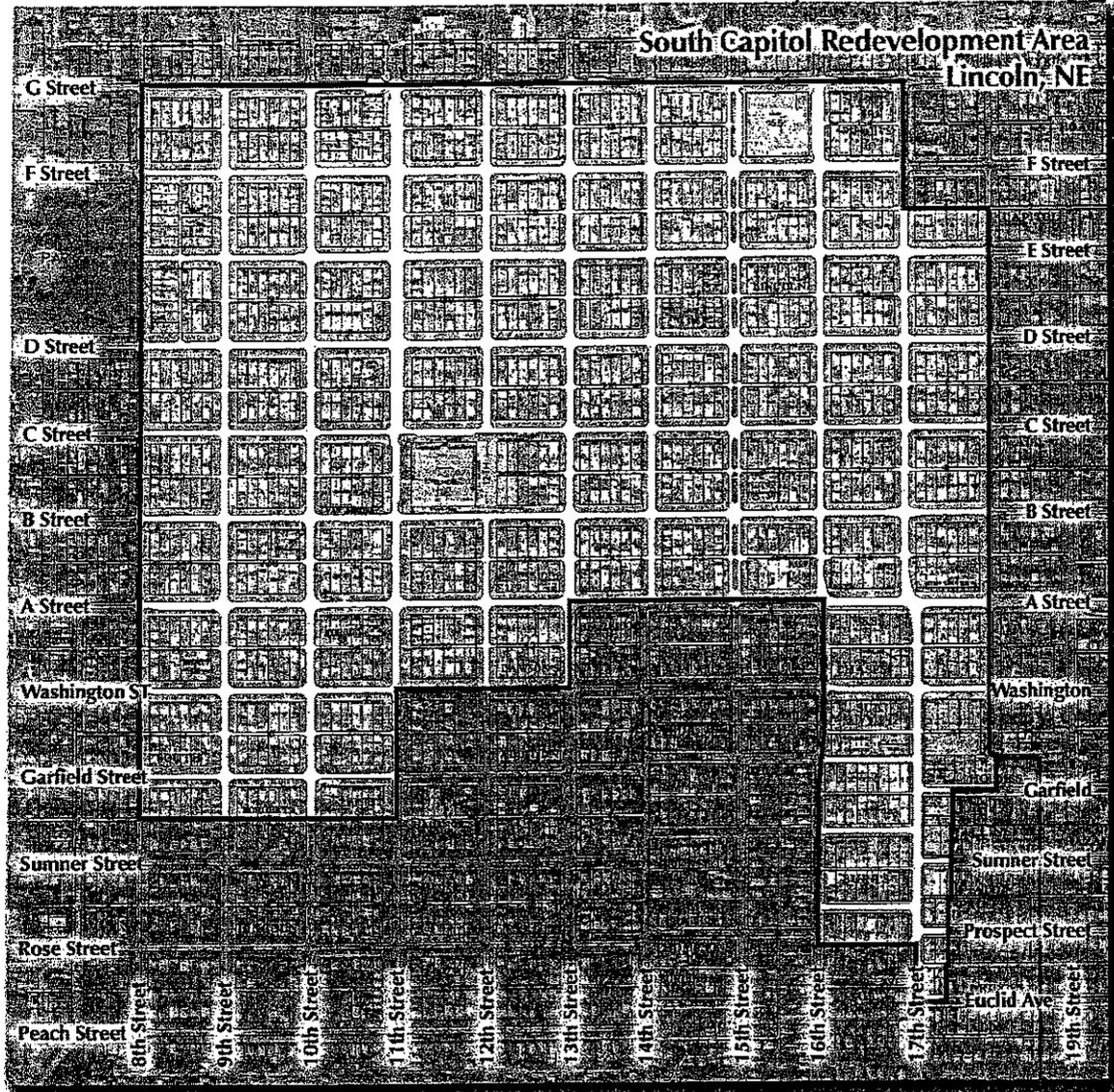
Jean Preister
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 Rick Peo, Chief Assistant City Attorney
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 Jon Carlson, Stronger Safer Neighborhoods, Mayor's Office
 Hanna:Keelan Associates, PC, P.O. Box 30552, 68503

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ILLUSTRATION 1

City Context Map



Hanna:Keelan Associates, P.C.
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 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

February 6, 2009

TO: Neighborhood Associations/Organizations
 Bernie Heier, Chair, Lancaster County Board of Commissioners
 Dr. E. Susan Gourley, 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: **South Capitol Redevelopment Area - Declaration of Blight and Substandard**
 (8th to 18th Street, between Euclid Avenue and G Street)

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 **South Capitol Redevelopment Area** as blighted and substandard is scheduled for public hearing before the Lincoln City Council on Monday, February 23, 2009, at 5:30 p.m., in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The study area consists of an estimated 287 acres, more or less, generally bounded by 8th Street to 18th Street, between Euclid Avenue and G Street, in the City of Lincoln, Nebraska. You were previously provided with a map and a copy of the Executive Summary of the Blight and Substandard Determination Study.

On January 14, 2009, the Lincoln City-Lancaster County Planning Commission held public hearing and voted 8-0 to find a reasonable presence of substandard and blighted conditions in the proposed South Capitol Redevelopment Area pursuant to the Nebraska Community Development Law (Miscellaneous No. 08015).

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (441-7606 or whjermstad@lincoln.ne.gov), or the Planning Department staff planner, Brandon Garrett (441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on February 9, 2009, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, February 5, 2009.

Sincerely,

Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Wynn Hjermstad, Urban Development
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 Jason Krause, 921 Garfield Street, 68502
 Lucas Peterson, 1512 S. 7th, 68502
 Danny Walker, 427 E Street, 68508

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, February 6, 2009 AND FRIDAY, February 13, 2009:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, February 23, 2009, at 5:30 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 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 "**South Capitol Redevelopment Area**" as blighted and substandard as defined in the Nebraska Community Development Law. The study area consists of an estimated 287 acres, more or less, and is generally bounded by 8th Street to 18th Street, between Euclid Avenue and G Street.

Joan Ross
City Clerk