

Blight & Substandard Determination Study
South University Place Redevelopment Area.

City of Lincoln, Nebraska.



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

March, 2016

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Lincoln, Nebraska
Blight & Substandard Determination Study
South University Place Redevelopment Area

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study

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

Location

The referenced **South University Place Redevelopment Area**, in the City of Lincoln, Nebraska, includes the following **Property ID and Legal Description**:

University Place Park:

1. **University Place Addition:** All of Block 129 including parcel numbers 17-17-408-00-1000 and 17-17-408-00-2000.
2. **Mills Subdivision:** Block 4, Lots 7-10 and all of Block 5. **Mills Addition to University Place:** All of Blocks 6 through 10 and all of Block 11 except for the north 71.5' of Lots 1 and 2. All included in parcel number 17-17-435-008-000.

Individual Blocks:

3. **Mills Addition to University Place:** All of Block 21, including parcel numbers 17-17-428-00-7000; 17-17-428-2000; 17-17-428-00-3000; 17-17-428-00-4000 and 17-17-428-00-5000.
4. **Mills Addition to University Place:** All of Block 22, including parcel number 17-17-441-011-000.
5. **Mills Addition to University Place:** All of Block 35, including Lots 1 through 11, parcel numbers 17-17-441-00-1000; 17-17-441-00-2000; 17-17-441-00-3000; 17-17-441-00-4000; 17-17-441-00-5000; 17-17-441-00-7000 and 17-17-441-00-8000. **Speechley Place:** Block 35, including Lots A through F, parcel numbers 17-17-441-00-4000; 17-17-441-01-3000; 17-17-441-01-2000; 17-17-441-01-1000; 17-17-441-01-0000; and 17-17-441-00-9000

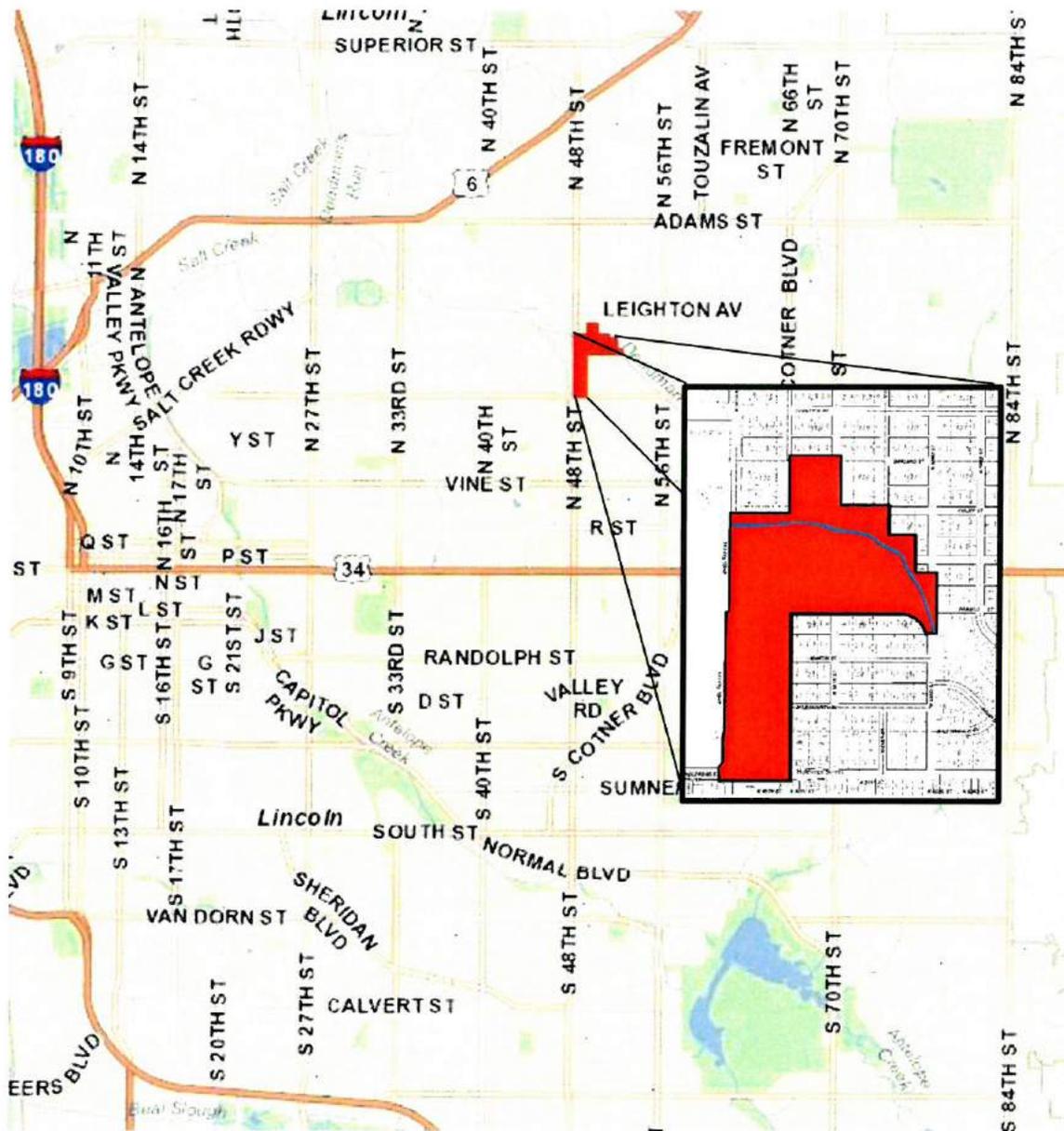
Illustration 1, Context Map, identifies the location of **South University Place Redevelopment Area** in relation to the City of Lincoln. The area equals an estimated 37 acres. The primary public streets within the **Redevelopment Area** are 48th and Holdrege Streets. Generally, the **Area** is comprised of vacant commercial buildings, several older residential structures, active business use buildings and the City's University Place Park environs, which includes an open drainage creek-Deadman's Run.

Lincoln, Nebraska

Blight & Substandard Determination Study
South University Place Redevelopment Area

CONTEXT MAP

SOUTH UNIVERSITY PLACE REDEVELOPMENT AREA
LINCOLN, NEBRASKA



LEGEND

 REDEVELOPMENT AREA

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ILLUSTRATION 1

Lincoln, Nebraska
Blight & Substandard Determination Study
South University Place Redevelopment Area

This **blight and substandard evaluation** included a detailed **exterior structural survey of 31 structures**, 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 **South University Place 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, South University Place 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” within the Area. The Substandard Factors are generally distributed throughout the Redevelopment Area.

**TABLE 1
SUBSTANDARD FACTORS
SOUTH UNIVERSITY PLACE REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

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

Strong Presence of Factor ■
Reasonable Presence of Factor ■
No Presence of Factor ○
 Source: Hanna:Keelan Associates, P.C., 2016.

Strong Presence of Factor -

The results of the field survey identified 23 structures, or 74 percent of the 31 total structures in the **South University Place Redevelopment Area** as being in a ***Deteriorating or Dilapidated*** condition. This Factor is a **strong presence** throughout the Area.

Based on the results of a field survey analysis, approximately 25, or 81 percent of the 31 total buildings are ***40+ years of age*** (built prior to 1976). The Factor of ***Age or Obsolescence*** is a **strong presence** throughout the Area.

The conditions which result in *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **strong presence** throughout the **South University Place Redevelopment Area**. City of Lincoln Public Works Staff described municipal water and sewer mains that primarily serve the **Area** as being appropriately sized and in good condition, but segments of mains and service lines are 45+ years of age, with some segments being 70+ years of age. Public Works Staff also estimated that the majority of the privately owned service lines were constructed with outmoded materials and will need to be replaced to support redevelopment in the **Area**.

The 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 **Area**. The primary contributing elements include the existence of deteriorating and dilapidated buildings that are comprised of wood structural components and masonry buildings containing combustible elements and fixtures. Additionally, the oldest segments of water and sewer mains, as well as privately owned service lines within the **Redevelopment Area** were constructed of outmoded materials, which are 45+ years of age, with some segments being 70+ years of age. These utility lines will need to be replaced to sustain current and future redevelopment efforts.

The **Area** includes Deadman's Run, an open drainage creek area. A study of the water flow capacity of Deadman's Run is currently being completed by the U.S. Corp of Engineers, in partnership with the City and Lower Platte South Natural Resource District. There are three underground storm drainage systems in the **Area** that all drain to Deadman's Run; 48th Street (33 years of age), 49th Street (47 years of age) and 49th and Garland (59 years of age).

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

1. Deteriorating and Dilapidated structures;
2. Advanced Age of structures;
3. "Fair" to "poor" overall site conditions;
4. Wooden buildings and masonry buildings containing combustible elements and fixtures, are potential fire hazards;
5. The oldest segments of water, sanitary sewer and storm water mains throughout the South University Place are 70+ years of age and constructed of outmoded materials.

BLIGHT FACTORS

Of the 12 **Blight Factors** set forth in the **Nebraska Community Development Law**, seven represent a **strong presence**, two are present to a **reasonable extent** and two represent **little or no presence** throughout the **Redevelopment Area**. The Factor, “defective or unusual condition of title,” was not reviewed. All **Blight Factors** are reasonably distributed throughout the **Area**.

**TABLE 2
BLIGHT FACTORS
SOUTH UNIVERSITY PLACE REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

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

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

Source: Hanna:Keelan Associates, P.C., 2016.

Strong Presence of Factor –

Deteriorated or Dilapidated Structures are present to a **strong extent** in **South University Place Redevelopment Area**. A total of 23 structures, or 74 percent of the 31 total structures were documented as deteriorating or dilapidated.

Faulty Lot Layout is a **strong presence** throughout the **South University Place Redevelopment Area**. Commercial uses were developed along the City Blocks located south of Francis Street that generally ignored the original platted lots.

Deterioration of Site or Other Improvements is a **strong presence** throughout **South University Place Redevelopment Area**. An estimated 29 parcels, or 76 percent of the total 38 parcels were observed to have “fair” to “poor” overall site conditions. Also, 16 parcels had sidewalks in “fair” condition and an additional parcel was in “poor” condition. This results in approximately 44.7 percent of the parcels having substandard sidewalks.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout the **Redevelopment Area**. City Blocks in the southern portion of the **Area** contains many commercial buildings that were constructed with no regard for the platted lots that originally existed.

The ***Existence of Conditions Which Endanger Life or Property*** by fire or other causes is a **strong presence** throughout the **Area**. Conditions associated with this **Factor** include the existence of wood buildings and masonry buildings containing combustible elements and fixtures. Additionally, portions of the **South University Place Redevelopment Area** have water mains that were constructed of obsolete materials, are 45+ years of age, some 70+ years of age, and are undersized by current engineering standards.

The **Area** includes Deadman’s Run, an open drainage creek area. A study of the water flow capacity of Deadman’s Run is currently being completed by the U.S. Corp of Engineers, in partnership with the City and Lower Platte South Natural Resource District. There are three underground storm drainage systems in the **Area** that all drain to Deadman’s Run; 48th Street (33 years of age), 49th Street (47 years of age) and 49th and Garland, (59 years of age).

In regards to ***Other Environmental and Blighting Factors***, economically and socially undesirable land uses, with functional and economic obsolescence, are a **strong presence** throughout the **Area**. The **Area** contains buildings that are deteriorating with outmoded infrastructure. Several buildings, primarily commercial, are dilapidated and too small to support modern uses or needs of the **Area**. A **Phase I Environmental Site Assessment** was completed on properties that front on North 48th Street, between Aylesworth and Holdrege Streets, as well as a home located along Holdrege Street. It was determined that the former gas station, located at the northeast corner of 48th and Holdrege Streets, has a “**recognized environmental condition**”.

One of the Required Five Additional Blight Factors has a **strong presence** throughout **South University Place Redevelopment Area**. Based on the field analysis and records of the Lancaster County Assessor's Office, the estimated average age of the residential properties is 91 years and the average age of commercial buildings is 65 years of age, both of which exceed the required criteria of being at least 40 years of age.

Reasonable, Little or No Presence of Factor -

Existence of Defective or Inadequate Street Layout is a **reasonable presence** in the **South University Place Redevelopment Area**, due to the lack of, or presence of sidewalks in "fair" to "poor" condition, and a lack of effective pedestrian/vehicular safety devices.

Insanitary or Unsafe Conditions are a **reasonable presence** throughout the entire **Area**. Conditions contributing to this **Factor** include the presence of deteriorating and dilapidated buildings that are 40+ years of age and segments of water and sewer mains and privately owned service lines were constructed of outmoded materials that are estimated to be 45+ years of age, with some segments at 70+ years of age and in need of replacement.

Diversity of Ownership is of **little or no presence** throughout the **Area**. Research of public records from the Lancaster County Assessor's Office indicates that the Redevelopment Area has eight owners within the **Redevelopment Area**.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land is of **little or no presence** throughout the **Area**. Research of public records from the Lancaster County Assessor's Office confirmed that Real Estate Taxes, Real Estate Values and Tax Exempt properties do not negatively impact lands within the **Area**.

The Factor *Defective or Unusual Condition of Title* was not reviewed.

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 **South University Place Redevelopment Area** as "**substandard**" and "**blighted**."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The 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.

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 **South University Place 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 Lincoln City Council (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 **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 **South University Place 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 referenced **South University Place Redevelopment Area**, in the City of Lincoln, Nebraska, includes the following **Property ID and Legal Description**:

University Place Park:

1. **University Place Addition:** All of Block 129 including parcel numbers 17-17-408-00-1000 and 17-17-408-00-2000.
2. **Mills Subdivision:** Block 4, Lots 7-10 and all of Block 5. **Mills Addition to University Place:** All of Blocks 6 through 10 and all of Block 11 except for the north 71.5' of Lots 1 and 2. All included in parcel number 17-17-435-008-000.

Individual Blocks:

3. **Mills Addition to University Place:** All of Block 21, including parcel numbers 17-17-428-00-7000; 17-17-428-2000; 17-17-428-00-3000; 17-17-428-00-4000 and 17-17-428-00-5000.
4. **Mills Addition to University Place:** All of Block 22, including parcel number 17-17-441-011-000.
5. **Mills Addition to University Place:** All of Block 35, including Lots 1 through 11, parcel numbers 17-17-441-00-1000; 17-17-441-00-2000; 17-17-441-00-3000; 17-17-441-00-4000; 17-17-441-00-5000; 17-17-441-00-7000 and 17-17-441-00-8000. **Speechley Place:** Block 35, including Lots A through F, parcel numbers 17-17-441-00-4000; 17-17-441-01-3000; 17-17-441-01-2000; 17-17-441-01-1000; 17-17-441-01-0000; and 17-17-441-00-9000

Illustration 1, Context Map, identifies the location of **South University Place Redevelopment Area** in relation to the City of Lincoln. The area equals an estimated 37 acres. The primary public streets within the **Redevelopment Area** are 48th and Holdrege Streets. Generally, the **Area** is comprised of vacant commercial buildings, several older residential structures, active business use buildings and the City's University Place Park environs, which includes an open drainage creek-Deadman's Run.

The land uses at the **South University Place Redevelopment Area** include both vacant and occupied commercial uses, park/open space, single family residential, vacant land and public streets, totaling an estimated 37 acres.

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

**TABLE 3
EXISTING LAND USE
SOUTH UNIVERSITY PLACE REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Vacant	1.5	4.0%
Park/Open Space	21.2	57.3%
Single Family Residential	1.9	5.1%
<u>Commercial</u>	<u>3.8</u>	<u>10.3%</u>
Subtotal	28.4	76.7%
<u>Public Streets/Alleys</u>	<u>8.6</u>	<u>23.3%</u>
Totals	37.0	100.0%

Source: Hanna:Keelan Associates, P.C., 2016.

The northern half of the **Redevelopment Area**, north of Francis Street, includes University Place Park. The park includes the University Place Municipal Pool, the Nebraska Wesleyan University Baseball Field, the Lincoln Horseshoe Club facility, playground and picnic shelter, tennis/basketball courts and open space recreational areas. The Park has had much of the facilities upgraded, including the pool; baseball bleachers, lighting and backstop; and walking/hiking bridge across the creek to the playground. However, the tennis/basketball courts and horseshoe areas are in some need of upgrade and replacement of equipment.





The southern three blocks of the **Redevelopment Area** include seven single family dwellings that average 91 years of age and are substantially deteriorated or dilapidated. The primary commercial uses include the vacant Tastee Inn & Out restaurant and the QP Hardware Store that are both dilapidated and are in need of demolition. The Nebraska Outdoor Living Center is comprised of six building additions to a small house that was converted to commercial use and six Quonset shaped storage and green houses to the rear of the property and a stand-alone commercial building located at the southern half of the block.



Seven vacant lots are located on the eastern half of the City Blocks and have remained vacant and underutilized for many years. These vacant lots are zoned “O-2 Office” and “R-2 Residential,” but remain as undeveloped and functionally obsolescent property.



Illustration 3 identifies existing **Zoning Classifications** within the **South University Place Redevelopment Area**. University Place Park is zoned “P Public,” while “R-2 Residential,” “O-2 Suburban Office,” “H-2 Highway Business” and “B-1 Local Business” comprise the southern half of the **Area**. Zoning activities throughout the **Area** are controlled by the City of Lincoln.

EXISTING LAND USE MAP

SOUTH UNIVERSITY PLACE REDEVELOPMENT AREA
LINCOLN, NEBRASKA



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LEGEND

- VACANT
- PARKS / RECREATION
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL
- REDEVELOPMENT AREA BOUNDARY

ILLUSTRATION 2

Lincoln, Nebraska
Blight & Substandard Determination Study
South University Place Redevelopment Area

EXISTING ZONING MAP

SOUTH UNIVERSITY PLACE REDEVELOPMENT AREA
LINCOLN, NEBRASKA



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LEGEND

- P PUBLIC USE DISTRICT
- R-2 RESIDENTIAL DISTRICT
- B-1 LOCAL BUSINESS DISTRICT
- O-2 SUBURBAN OFFICE DISTRICT
- H-2 HIGHWAY BUSINESS DISTRICT
- REDEVELOPMENT AREA BOUNDARY
- ZONING DISTRICT BOUNDARY LINE

ILLUSTRATION 3

Lincoln, Nebraska
Blight & Substandard Determination Study
South University Place Redevelopment Area

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **South University Place 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**.

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 January, 2016. A total of **31 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **South University Place Redevelopment Area**. The "Structural Condition Survey Form" and associated results are provided in the **Appendix**.

Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey of the **South University Place Redevelopment Area** was also conducted in January and February, 2016. The field survey evaluated conditions of 23 legal parcels of record identified by the Lancaster County Assessor's Office and an additional 15 sub-parcels, equaling a total of 38 parcels. The sub-parcels were established to evaluate conditions associated with each structure, as several legal parcels contained multiple buildings. The **Redevelopment Area** contains an estimated 37 acres. The existing and adjacent land uses, overall site conditions, existence of debris and parking area, street, sidewalk and alley surface conditions were documented. The Condition Survey Form and associated results are included in the **Appendix**.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in the **South University Place Redevelopment Area** were analyzed to determine the placement of structures and land features within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **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 **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.

The following summarizes the process used for assessing building conditions in the **South University Place 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 **31 existing structures**, within the **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 had 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.**

Primary Components	Secondary Components
One Critical = 11 pts.	One 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 **31 buildings** within the **South University Place Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Six (6) structures were classified as structurally **sound**;
- Two (2) structures were classified as **deteriorating** with **minor** defects.
- Fourteen (14) structures were classified as **deteriorating** with **major** defects; and
- Nine (9) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **South University Place Redevelopment Area**. Of the 31 total structures, 23, or 74 percent were identified as deteriorating with major defects or dilapidated.

Conclusion.

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

**TABLE 4
EXTERIOR SURVEY FINDINGS
SOUTH UNIVERSITY PLACE 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 Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Parks/Rec.	4	2	1	0	7	1
Single Family	1	0	4	2	7	6
<u>Commercial</u>	<u>1</u>	<u>0</u>	<u>9</u>	<u>7</u>	<u>17</u>	<u>16</u>
Totals	6	2	14	9	31	23
Percent	19.4%	6.5%	45.2%	29.0%	100.0%	74.2%

Source: Hanna:Keelan Associates, P.C., 2016.

(2) Age of Obsolescence.

As per the results of the field survey and by confirmation from the Lancaster County Assessor's Office, an estimated 25, or 81 percent of the total 31 structures in **South University Place Redevelopment Area** are 40+ years of age, or built prior to 1976.

Conclusion.

The age and obsolescence of the structures is a strong presence throughout the South University Place 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 the inadequate provision for ventilation, light, air, sanitation or open spaces in the **South University Place Redevelopment Area**. Contributing **Factors** are discussed below.

As per the results of the field survey, an estimated 74 percent, or 23 of the total 31 structures in the **South University Place Redevelopment Area** were rated as deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions pose health, safety and sanitary problems. Wood buildings and masonry buildings with wooden structural elements were found to be deteriorating and in need of structural repair and fire protection. If not cost effective for redevelopment, these buildings should be demolished. Site features, such as parking lots, driveways, yard and landscaping conditions were also deteriorating.

The overall site conditions in the **Redevelopment Area** revealed that 29 parcels and/or sub-parcels, or 76 percent of the total 38 parcels were found to in "fair" to "poor" condition. Additionally, approximately 45 percent of the existing sidewalks, driveways and off-street parking areas are deteriorating or dilapidated. The analysis of debris within individual properties revealed that two properties in the **Area**, the former QP Hardware Store and Tastee Inn & Out, had excessive debris and an additional two residential and two commercial properties had a presence of debris to a minor extent.

The City of Lincoln Public Works Staff estimates that the majority of municipal water and sewer mains within the **South University Place Redevelopment Area** are appropriately sized by current standards. However, these municipal water, sanitary sewer and storm sewer mains are 45+ years of age, with oldest segments being 70+ years of age and constructed of materials that are prone to maintenance and repair.

The **Area** includes Deadman's Run, an open drainage creek area. A study of the water flow capacity of Deadman's Run is currently being completed by the U.S. Corp of Engineers, in partnership with the City and Lower Platte South Natural Resource District. There are three underground storm drainage systems in the **Area** that all drain to Deadman's Run; 48th Street (33 years of age), 49th Street (47 years of age) and 49th and Garland, (59 years of age).

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the South University Place Redevelopment Area is a strong presence and constitutes 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 wooden and masonry buildings containing combustible elements and fixtures, located throughout the **Redevelopment Area**. **These 23 buildings, or 74 percent of the total 31 buildings have been determined to be deteriorating to a major extent or dilapidated.** These structures will require extensive rehabilitation to be able to support new uses and tenants.

2. **Advanced Age and Associated Condition or Utilities.**

The City of Lincoln Public Works Staff estimates that the majority of municipal water and sewer mains within the **South University Place Redevelopment Area** are appropriately sized by current standards. However, these municipal water, sanitary sewer and storm sewer mains are 45+ years of age, with oldest segments being 70+ years of age and constructed of materials that are prone to repeated maintenance and repair.

3. **Advanced Age of Structures.**

Approximately 25 (81 percent) of the total 31 structures in the **Area** were built prior to 1976, thus 40+ years of age. The average age of the residential structures is estimated to be 91 years. The average age of commercial buildings is estimated to be 65 years. These buildings, located throughout the **Area**, are in need of structural repair or fire protection.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout the South University Place 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 **South University Place 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 **31 existing structures**, within the **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 had minor, major, or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

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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, 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*.

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One Critical = 11 pts.	One 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 **31 buildings** within the **South University Place Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Six (6) structures were classified as structurally **sound**;
- Two (2) structures were classified as with **minor** defects.
- Fourteen (14) structures were classified as **deteriorating** with **major** defects; and
- Nine (9) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout the **South University Place Redevelopment Area**. A total of 23 of the 31 existing structures, or 74 percent were identified as deteriorating with major defects or dilapidated.

Conclusion.

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



**TABLE 5
EXTERIOR SURVEY FINDINGS
SOUTH UNIVERSITY PLACE 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 Structures</u>	<u>Deteriorating and/or Dilapidated</u>
Parks/Rec.	4	2	1	0	7	1
Single Family	1	0	4	2	7	6
<u>Commercial</u>	<u>1</u>	<u>0</u>	<u>9</u>	<u>7</u>	<u>17</u>	<u>16</u>
Totals	6	2	14	9	31	23
Percent	19.4%	6.5%	45.2%	29.0%	100.0%	74.2%

Source: Hanna:Keelan Associates, P.C., 2016.



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

The street pattern within the **South University Place Redevelopment Area** consists of a standard grid-iron plan. Conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. **Condition of Streets.**

Street conditions within the **South University Place Redevelopment Area** were, generally, found to be in “good” to “excellent” condition. Only one parcel fronted on a street in substandard condition. Approximately 45 percent, or 17 of the 32 parcels were identified as having sidewalks in “fair” to “poor” condition.

2.

Pedestrian /Vehicular Safety control devices.

With the exception of the 48th and Holdrege Street intersection, no other effective pedestrian/vehicular safety control devices exist within the **South University Place Redevelopment Area**. Motor vehicles were observed to exceed posted speed limits along all streets within the **Area**.

Conclusion.

The existence of defective or inadequate street layout in the Redevelopment Area is a reasonable presence of Factor.



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

The occurrence of **faulty lot layout in relation to size, adequacy, accessibility or usefulness** exists throughout the **South University Place Redevelopment Area**. The following describes these occurrences.

1. **Adequate Lot Size.**

The **Redevelopment Area** consists of three City blocks located between Francis and Holdrege Streets and the University Place Park and Municipal Pool, between Francis and Garland Streets. The platted lots within each of the blocks were generally laid out as 50' x 143' (7,150 square feet). These individual lot sizes are smaller than the typical lot sizes in today's residential developments. Additionally, commercial uses were developed with little regard for the original platting. These commercial uses re-oriented the front property from the platted east/west streets, to the north/south 48th Street corridor without replatting the properties according to the Subdivision Regulations of the City of Lincoln.

2. **Adequacy, Accessibility or Usefulness.**

Accessibility to the commercial properties along the east side of 48th Street is limited for motor vehicles traveling south. Raised concrete medians control the turning of vehicles along portions of 48th Street and only allow southbound traffic to turn east at the Martin Street and Aylesworth Avenue intersections.

Conclusion.

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



(4) Insanitary and Unsafe Conditions.

The results of the area-wide field survey, along with information retained from City of Lincoln officials provided the basis for the identification of insanitary and unsafe conditions within the **South University Place Redevelopment Area.**

1. Age of Structures.

The analysis of all 31 buildings in the **South University Place Redevelopment Area** identified 81 percent, or 25 structures as being 40+ years of age, or built prior to 1976. The advanced age of the structures results in deteriorating and dilapidated buildings and structures with deferred maintenance.

2. Deteriorating Buildings.

An estimated 74 percent of the existing structures in the **Redevelopment Area** have deteriorated conditions. Structures in this condition can result in hazards which endanger adjacent properties.

3. Lack of Adequate Utilities.

The City of Lincoln Public Works Staff estimates that the majority of municipal water and sewer mains within the **South University Place Redevelopment Area** are appropriately sized by current standards. However, these municipal water, sanitary sewer and storm sewer mains are 45+ years of age, with oldest segments being 70+ years of age and constructed of materials that are prone to repeated maintenance and repair. As underground mains and privately owned and maintained service lines continue to age, repeated maintenance and repair issues will become more prevalent.

The **Area** includes Deadman's Run, an open drainage creek area. A study of the water flow capacity of Deadman's Run is currently being completed by the U.S. Corp of Engineers, in partnership with the City and Lower Platte South Natural Resource District. There are three underground storm drainage systems in the Area that all drain to Deadman's Run; 48th Street (33 years of age), 49th Street (47 years of age) and 49th and Garland, (59 years of age).

Conclusion.

Insanitary and unsafe conditions are a reasonable presence throughout the Redevelopment Area.

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

Field observations were conducted to determine the condition of site improvements within **South University Place Redevelopment Area**, including public streets and driveways, storm water drainage systems, traffic control devices, sidewalks and off-street parking. The **Appendix** documents the present condition of these site features. The primary issue in the **Area** is the existing condition of buildings and associated properties, the private street system, sidewalks, private drives and parking areas. **Area** conditions that lead to these findings included:

1. Overall site conditions within the **South University Place Redevelopment Area** include approximately 76 percent, or 29 of the total 38 parcels and sub-parcels in the **Area** as being in “fair” to “poor” condition. One of the four parks and recreation parking lots and all six of the commercial parking lots are substandard and dilapidated, with surfaces in need of paving. Five parking lot areas were rated as being in “fair” condition. The asphalt surfaces of these parking areas are extensively cracked, settling and in need of replacement.
2. Sidewalks in the **Area**, overall, are in “good” to “fair” condition. Approximately 45 percent of the existing sidewalks are in substandard condition. Lastly, approximately 16 percent, or six of the total 38 parcels have no sidewalks.
3. Approximately 14 structures, or 45 percent of the total 31 structures were identified as deteriorating with major defects. An additional nine structures, or 29 percent, were observed to be in “dilapidated” condition. Collectively, these structures account for 74 percent of the buildings within the **South University Place Redevelopment Area** and are candidates for moderate or substantial rehabilitation, or potentially, if cost prohibitive to be restored, targeted for demolition and replaced with new structures. Most of the structures are functionally and economically obsolescent.

Conclusion.

Deterioration of site improvements is a strong presence in the South University Place Redevelopment Area.

(6) Diversity of Ownership.

A total of **eight** unduplicated owners exist within the **South University Place Redevelopment Area**. Publicly owned lands and public streets are located throughout the **Area**.

Conclusion.

The Factor “diversity of ownership” is of little or no presence of Factor in the Redevelopment Area.



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

A thorough examination of public records was conducted to determine the status of taxation of properties located in the **South University Place Redevelopment Area**. It should be noted, real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appropriate relief and tax adjustment.

1. **Real Estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **one** of the parcels was classified as delinquent by the Lancaster County Treasurer's Office.

2. **Real Estate Values.**

The tax values within the **South University Place Redevelopment Area** were, generally, equal to or greater than the market value of the properties. The total estimated appraised valuation within the **Area** is **\$2,306,200**.

3. **Tax Exempt.**

There are **three properties** within the **Redevelopment Area**, identified by the Lancaster County Assessor and Treasurer's Offices that have full exemption from property taxes. These three properties are associated with University Place Park.

Conclusion.

Taxes or special assessments delinquency were of little or no presence in the South University Place 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 South University Place Redevelopment Area.



(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in the **South University Place Redevelopment Area** revealed that improper subdivision and obsolete platting is prevalent in the **Area**.

The three City blocks located in the south half of the **Redevelopment Area** were originally platted with individual lots fronting on the east/west streets, as 50' x 143' lots equaling 7,150 square feet. These lot sizes are undersized and narrow by today's platting standards. The majority of commercial development fronting on the north/south 48th Street corridor, ignoring the underlying platting. The block located between Martin Street and Aylesworth Avenue, containing the Nebraska Outdoor Living Center, utilizes the entire block area, without any regard for the original platting of the block.

The platted blocks within the University Place Park, located in the northern half of the **Redevelopment Area**, were only utilized to form the boundaries of the Park. The originally platted blocks, lots and the extensions of the platted streets were vacated in development of the park

Efforts to overcome problems of inadequate subdivision and obsolete platting and to secure sites of reasonably adequate size and shape for modern development purposes requires the assemblage of adjacent parcels. This assemblage of parcels is complicated, due to the amount of individual parcels that exist in each City block, as well as the need to negotiate with individual owners to purchase land of appropriate size. Development needs to be based on a broader scale, including the acquisition of entire city blocks in support of redevelopment, rather than upon the piecemeal development of smaller individual lots.

The need for public/private (p/p) partnerships will be even greater in the near future to stimulate reinvestment in the **South University Place Redevelopment Area**, on a broader scope. These p/p partnerships are necessary to overcome the obstacles of prevalent obsolete platting and improper subdivision of land.

Conclusion.

A strong presence of Factor exists for improper subdivision or obsolete platting in the South University Place 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 wooden and masonry buildings containing combustible elements and fixtures, located throughout the **Redevelopment Area**. **These 23 buildings, or 74 percent of the total 31 buildings have been determined to be deteriorating to a major extent or dilapidated.** These structures will require extensive rehabilitation to be able to support new uses and tenants.

2. **Advanced Age and Associated Condition or Utilities.**

The City of Lincoln Public Works Staff estimates that the majority of municipal water and sewer mains within the **South University Place Redevelopment Area** are appropriately sized by current standards. However, these municipal water, sanitary sewer and storm sewer mains are 45+ years of age, with oldest segments being 70+ years of age and constructed of materials that are prone to repeated maintenance and repair.

The **Area** includes Deadman's Run, an open drainage creek area. A study of the water flow capacity of Deadman's Run is currently being completed by the U.S. Corp of Engineers, in partnership with the City and Lower Platte South Natural Resource District. There are three underground storm drainage systems in the **Area** that all drain to Deadman's Run; 48th Street (33 years of age), 49th Street (47 years of age) and 49th and Garland, (59 years of age).

3. **Advanced Age of Structures.**

Approximately 25 (81 percent) of the total 31 structures in the **Area** were built prior to 1976, thus 40+ years of age. The average age of the residential structures is estimated to be 91 years. The average age of commercial buildings is estimated to be 65 years. These buildings, located throughout the **Area**, are in need of structural repair or fire protection.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout the South University Place 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.

Public improvements in the **South University Place Redevelopment Area** have generally been concentrated on maintenance and upgrading of the University Place Park and Municipal Pool and associated road network. Public Works staff indicated that the existing water and sewer mains are 45+ years of age, with segments being 70+ years of age. As these underground utility mains continue to age repeated maintenance and replacement of segments will become more prevalent. The majority of commercial properties have aged in place with lack of adequate maintenance and upkeep, leading to their dilapidated conditions and functional obsolescence.

Functional and economic obsolescence is apparent in several of the residential buildings. The average age of residential dwellings throughout the **Redevelopment Area** is 91 years, while the average age of commercial structures is an estimated 65 years. Due to the lack of adequate maintenance and upkeep, several of these structures have become dilapidated and in need of demolition. The size and condition of these commercial and residential structures may leave them incapable of being renovated for new uses and, thus, are functionally and economically obsolete.

Although infrastructure improvements have occurred throughout portions of the **South University Place Redevelopment Area**, additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector, problems that only public assistance programs can remedy. These include removal of functionally undesirable land uses and the improvement of some of the oldest segments of water and sewer systems in the **Area**.

A **Phase I Environmental Site Assessment** was completed on properties that front on North 48th Street, between Aylesworth and Holdrege Streets, as well as a home located along Holdrege Street. It was determined that the former gas station, located at the northeast corner of 48th and Holdrege Streets, has a "**recognized environmental condition**".

Conclusion.

Other Environmental, Blighted Factors are a strong presence throughout the South University Place Redevelopment Area, containing a significant amount of functionally and economically 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 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 average age of the residential or commercial units in the area is at least forty (40) years.

Based upon the results of the field survey and confirmed by the analysis of Lancaster County Assessor's Office records, the estimated average age of the residential structures is 91 years and the average age of commercial structures is 65 years. Additionally, 81 percent, or 25 of the total 31 structures throughout the **Area** are 40+ years of age.

Conclusion.

The criteria of average age of residential units is over 40 years of age as one of five additional blighting conditions is a strong presence throughout the South University Place Redevelopment Area.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The **South University Place Redevelopment Area** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are present to either a reasonable or strong extent. Of the 12 possible **Factors** that can constitute the **Area blighted, nine** are either a reasonable or strong presence in the **Redevelopment Area. Factors** present in each of the criteria are identified below.

Substandard Factors

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

Blight Factors

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

Although all of the previously listed **Factors** are at least reasonably present throughout the **South University Place Redevelopment Area**, the conclusion is that the 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 **Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **South University Place Redevelopment Area**, addressed in this Study, is presented in **Tables 1** and **2**, **Pages 5** and **7**. The eligibility findings indicate that the **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 a variety of new developments.



**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					
___ Wood ___ Masonry ___ Siding ___ Stucco ___ Combination ___ 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 _____ E _____ G _____ F _____ P
 _____ # 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

SOUTH UNIVERSITY PLACE REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

AGE OF STRUCTURE

1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	3	9.7%	0	0	0	N/A	3
20-40 Years	3	9.7%	0	0	0	N/A	3
40-100 Years	23	74.2%	6	17	0	N/A	0
100+ Years	2	6.5%	1	0	0	N/A	1
TOTAL	31	100.0%	7	17	0	N/A	7

FINAL STRUCTURAL RATING

Sound	6	19.4%	1	1	0	N/A	4
Deteriorating-Minor	2	6.5%	0	0	0	N/A	2
Deteriorating-Major	14	45.2%	4	9	0	N/A	1
Dilapidated	9	29.0%	2	7	0	N/A	0
TOTAL	31	100.0%	7	17	0	N/A	7

STREET CONDITION

None	0	0.0%	0	0	0	0	0
Excellent	1	2.6%	0	1	0	0	0
Good	36	94.7%	7	16	0	7	6
Fair	0	0.0%	0	0	0	0	0
Poor	1	2.6%	0	0	0	0	1
TOTAL	38	100.0%	7	17	0	7	7

SIDEWALK CONDITION

None	6	15.8%	0	3	0	0	3
Excellent	3	7.9%	0	1	0	0	2
Good	12	31.6%	6	1	0	3	2
Fair	16	42.1%	1	12	0	3	0
Poor	1	2.6%	0	0	0	1	0
TOTAL	38	100.0%	7	17	0	7	7

DEBRIS

None	32	82.1%	5	14	0	7	6
Major	2	5.1%	0	1	0	0	1
Minor	5	12.8%	2	2	0	0	1
TOTAL	39	100.0%	7	17	0	7	8

OVERALL SITE CONDITION

Excellent	5	13.2%	0	0	0	0	5
Good	4	10.5%	2	1	0	0	1
Fair	23	60.5%	4	11	0	7	1
Poor	6	15.8%	1	5	0	0	0
TOTAL	38	100.0%	7	17	0	7	7

PARKING SPACES

Ranges	0-300	0.0%	0-2	6-25	0-0	N/A	15-40
None	13	41.9%	0	10	0	0	3
Hard Surfaced	15	48.4%	5	7	0	0	3
Unimproved	3	9.7%	2	0	0	0	1
TOTAL	31	100.0%	7	17	0	0	7

SOUTH UNIVERSITY PLACE REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	4	12.9%	0	2	0	N/A	2
Sound	5	16.1%	1	1	0	N/A	3
Minor	20	64.5%	5	13	0	N/A	2
Substandard	2	6.5%	1	1	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	31	100.0%	7	17	0	N/A	7
WINDOWS							
None	6	19.4%	0	2	0	N/A	4
Sound	5	16.1%	1	1	0	N/A	3
Minor	19	61.3%	6	13	0	N/A	0
Substandard	1	3.2%	0	1	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	31	100.0%	7	17	0	N/A	7
STREET TYPE							
None	2	5.3%	0	2	0	0	0
Concrete	35	92.1%	7	15	0	7	6
Asphalt	0	0.0%	0	0	0	0	0
Gravel	1	2.6%	0	0	0	0	1
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	38	100.0%	7	17	0	7	7
PORCHES...							
None	2	6.5%	0	1	0	N/A	1
Sound	4	12.9%	0	1	0	N/A	3
Minor	11	35.5%	4	5	0	N/A	2
Substandard	14	45.2%	3	10	0	N/A	1
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	31	100.0%	7	17	0	N/A	7
PAINT							
None	8	25.8%	0	5	0	N/A	3
Sound	1	3.2%	0	0	0	N/A	1
Minor	10	32.3%	5	3	0	N/A	2
Substandard	12	38.7%	2	9	0	N/A	1
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	31	100.0%	7	17	0	N/A	7
DRIVEWAY							
None	1	3.2%	0	1	0	N/A	0
Sound	3	9.7%	0	0	0	N/A	3
Minor	8	25.8%	3	2	0	N/A	3
Substandard	18	58.1%	3	14	0	N/A	1
Critical	1	3.2%	1	0	0	N/A	0
TOTAL	31	100.0%	7	17	0	N/A	7

SOUTH UNIVERSITY PLACE REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	1	3%	0	0	0	N/A	1
Sound	2	6%	0	0	0	N/A	2
Minor	24	77%	7	13	0	N/A	4
Substandard	4	13%	0	4	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	31	100%	7	17	0	N/A	7
WALL FOUNDATION							
None	2	6%	0	1	0	N/A	1
Sound	5	16%	1	1	0	N/A	3
Minor	22	71%	6	13	0	N/A	3
Substandard	2	6%	0	2	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	31	100%	7	17	0	N/A	7
FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	11	35%	2	2	0	N/A	7
Minor	16	52%	4	12	0	N/A	0
Substandard	3	10%	1	2	0	N/A	0
Critical	1	3%	0	1	0	N/A	0
TOTAL	31	100%	7	17	0	N/A	7
FOUNDATION TYPE							
Concrete	26	84%	7	12	0	N/A	7
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	1	3%	0	1	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
Other/None	4	13%	0	4	0	N/A	0
TOTAL	31	100%	7	17	0	N/A	7
ROOF SURFACE							
None	1	3%	0	0	0	N/A	1
Sound	7	23%	2	1	0	N/A	4
Minor	11	35%	1	8	0	N/A	2
Substandard	12	39%	4	8	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	31	100%	7	17	0	N/A	7
ROOF TYPE							
Asphalt Shingles	15	48%	7	3	0	N/A	5
Rolled Asphalt	7	23%	0	5	0	N/A	2
Cedar	0	0%	0	0	0	N/A	0
Combination	2	6%	0	2	0	N/A	0
Other	7	23%	0	7	0	N/A	0
TOTAL	31	100%	7	17	0	N/A	7

SOUTH UNIVERSITY PLACE REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	21	75%	4	13	0	N/A	4
Sound	2	7%	2	0	0	N/A	0
Minor	5	18%	1	4	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	28	100%	7	17	0	N/A	4
GUTTER, DOWNSPOUTS							
None	13	42%	1	8	0	N/A	4
Sound	8	26%	4	1	0	N/A	3
Minor	9	29%	2	7	0	N/A	0
Substandard	1	3%	0	1	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	31	100%	7	17	0	N/A	7
WALL SURFACE							
None	2	6%	0	1	0	N/A	1
Sound	9	29%	3	1	0	N/A	5
Minor	14	45%	3	10	0	N/A	1
Substandard	6	19%	1	5	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	31	100%	7	17	0	N/A	7
WALL SURFACE TYPE							
Frame	6	19%	2	1	0	N/A	3
Masonry	10	32%	1	6	0	N/A	3
Siding	5	16%	3	2	0	N/A	0
Combination	4	13%	1	3	0	N/A	0
Stucco	2	6%	0	2	0	N/A	0
Other	4	13%	0	3	0	N/A	1
TOTAL	31	100%	7	17	0	N/A	7
PARKING SURFACE							
None	13	42%	0	10	0	N/A	3
Concrete	13	42%	5	6	0	N/A	2
Asphalt	2	6%	0	1	0	N/A	1
Gravel	1	3%	0	0	0	N/A	1
Dirt	2	6%	2	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
TOTAL	31	100%	7	17	0	N/A	7
PARKING SPACES							
None	13	42%	0	10	0	N/A	3
1 to 2	7	23%	7	0	0	N/A	0
3 to 5	2	6%	0	2	0	N/A	0
6 to 10	3	10%	0	2	0	N/A	1
11 to 20	3	10%	0	2	0	N/A	1
21 or More	3	10%	0	1	0	N/A	2
TOTAL	31	100%	7	17	0	N/A	7



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



April 1, 2016

Revised Notification Letter

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

RE: **Miscellaneous No. 16001: Declaration of Blighted and Substandard Area - South University Place Redevelopment Area**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **MISCELLANEOUS NO. 16001**, to review the proposed determination that the "South University Place Redevelopment Area", as set forth in the South University Place Redevelopment Area Blight and Substandard Determination Study, be declared a blighted and substandard area as defined in the Nebraska Community Development Law. The study area includes an estimated 37 acres, which consists of vacant and occupied commercial use, park/open space, single-family residential, vacant land and public uses. The Redevelopment Area is generally bounded by Holdrege Street and Francis Street, 48th Street to 49th Street, and including Uni-Place Park to the north, more particularly Block 129, University Place Addition; Block 4, Lots 7-10, and Block 5, Mills Subdivision; Blocks 6 -10, Block 11 except north 71.5 feet of Lots 1 and 2, Blocks 21-22, and Block 35, Mills Addition to University Place, Lincoln, Lancaster County, Nebraska. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, April 13, 2016**. 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 Wynn Hjermstad in the Urban Development Department at 402-441-8211 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Andrew Thierolf, at 402-441-6371 or athierolf@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, April 7, 2016, 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,


Geri Rorabaugh
Administrative Officer

cc: Wynn Hjermstad, Urban Development
David Landis, Urban Development

Norm Agena, County Assessor
Rick Peo, Chief Assistant City Attorney

ACCOMMODATION NOTICE: *The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.*





2013 aerial

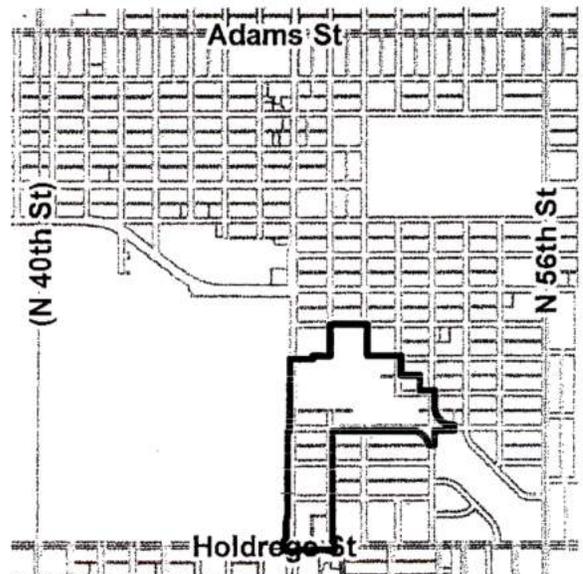
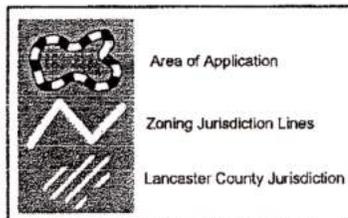
Miscellaneous #: MISC16001
 South University Place
 N 48th St & Holdrege St

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. 17 T10N R07E



Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Roma Amundson, Chair
Lancaster County Board of Commissioners

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

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

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

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

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

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

Jackie Matthies
Bethany Neighborhood Association
8132 Leighton
Lincoln, NE 68507

Maurice Baker
Clinton Neighborhood Association
3259 Starr St.
Lincoln, NE 68503

Renee Malone
Clinton Neighborhood Association
1408 N. 26 St.
Lincoln, NE 68503

Russ Irwin
Clinton
3274 Merrill St
Lincoln, NE 68503

Roy Maurer
East Campus Community Organization
1444 N. 37th St.
Lincoln, NE 68503

Mary Eisenhart
East Campus Community Organization
1420 N. 37th St
Lincoln, NE 68503

Barbara Cornelius
Hartley Neighborhood Association
3149 R Street
Lincoln, NE 68503

Chris Lesiak
Hartley Neighborhood Association
853 N 30th Street
Lincoln, NE 68503

Doug Kerns
Havelock Neighborhood Association
6120 Havelock Avenue
Lincoln, NE 68507

Mike Dennis
South 48th St Neighborhood Association
1845 S. 48 St.
Lincoln, NE 68506

Larry Anderson
Bethany Neighborhood Association
300 N. 27th St., Ste. B
Lincoln, NE 68503

Bob Reeves
Clinton Neighborhood Association
3236 Dudley Street
Lincoln, NE 68503

Gloria Eddins
Clinton Neighborhood Association
1700 N. 29th St.
Lincoln, NE 68503

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

Paul Johnson
East Campus Community Organization
1415 N. 41st St
Lincoln, NE 68503

Curt Donaldson
Hartley Neighborhood Association
2860 R Street
Lincoln, NE 68503

Ruth Johnson
Hartley Neighborhood Association
819 N. 33 St.
Lincoln, NE 68503

Nick Hernandez
Havelock Neighborhood Association
3310 S. 44th St.
Lincoln, NE 68506

Jan Schinkus
Pine Ridge Heights Condos
705 N. 60th Street
Lincoln, NE 68505

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

Mike DeKalb
University Place Community Organization
6015 Huntington St
Lincoln, NE 68507

Richard Bagby
Witherbee Neighborhood Association
389 S. 47th St.
Lincoln, NE 68510

Witherbee Neighborhood Association
PO Box 5431
Lincoln, NE 68505



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

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



April 15, 2016

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. 16001: Declaration of Blighted and Substandard Area** - South University Place Redevelopment Area (Holdrege Street and Francis Street, between 48th and 49th Streets)

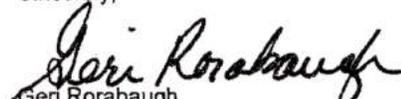
Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the Director of the City Urban Development Department for a resolution declaring the South University Place Redevelopment Area, as set forth in the South University Place Redevelopment Area Blight and Substandard Determination Study, as a blighted and substandard area as defined in the Nebraska Community Development Law, is scheduled for public hearing and action before the Lincoln City Council on **Monday, May 9, 2016, 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 **South University Place Redevelopment Area** consists of an estimated 37 acres, more or less, generally bounded by Holdrege Street and Francis Street, 48th to 49th Street, and including Uni-Place Park to the north, Lincoln Lancaster County, Nebraska. A map and excerpts from the blight study were previously provided to you.

On April 13, 2016, the Lincoln-Lancaster County Planning Commission held public hearing and voted 8-0 (Commissioner Scheer declared a conflict of interest) to find that there is a reasonable presence of substandard and blighted conditions in the South University Place Redevelopment Area (**Miscellaneous No. 16001**).

If you would like additional information, you are encouraged to contact Wynn Hjernstad in the Urban Development Department at 402-441-8211 or whjernstad@lincoln.ne.gov; or the project planner in the Planning Department, Andrew Thierolf, at 402-441-6371 or athierolf@lincoln.ne.gov. The proposed resolution will appear on the City Council agenda for introduction on May 2, 2016, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, April 28, 2016. In the meantime, all information which has been submitted on this application 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. MISC16001), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

Sincerely,


Gen Rorabaugh
Administrative Officer

cc: Wynn Hjernstad, Urban Development
David Landis, Urban Development
Tom Huston
Don Linscott

Norm Agena, County Assessor
Rick Peo, Chief Assistant City Attorney

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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE
LINCOLN JOURNAL STAR ON FRIDAY, April 22, 2016 AND FRIDAY, April 29, 2016:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, May 9, 2016**, at 3:00 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7866) or the Planning Department (402-441-7491):

A resolution requested by the Director of the Urban Development Department declaring the "South University Place Redevelopment Area", as set forth in the South University Place Redevelopment Area Blight and Substandard Determination Study, as a blighted and substandard area as defined in the Nebraska Community Development Law. The study area includes an estimated 37 acres, more or less, which consists of vacant and occupied commercial use, park/open space, single-family residential, vacant land and public uses. The Redevelopment Area is generally bounded by Holdrege Street and Francis Street, 48th Street to 49th Street, and including Uni-Place Park to the north.

Teresa Meier
City Clerk