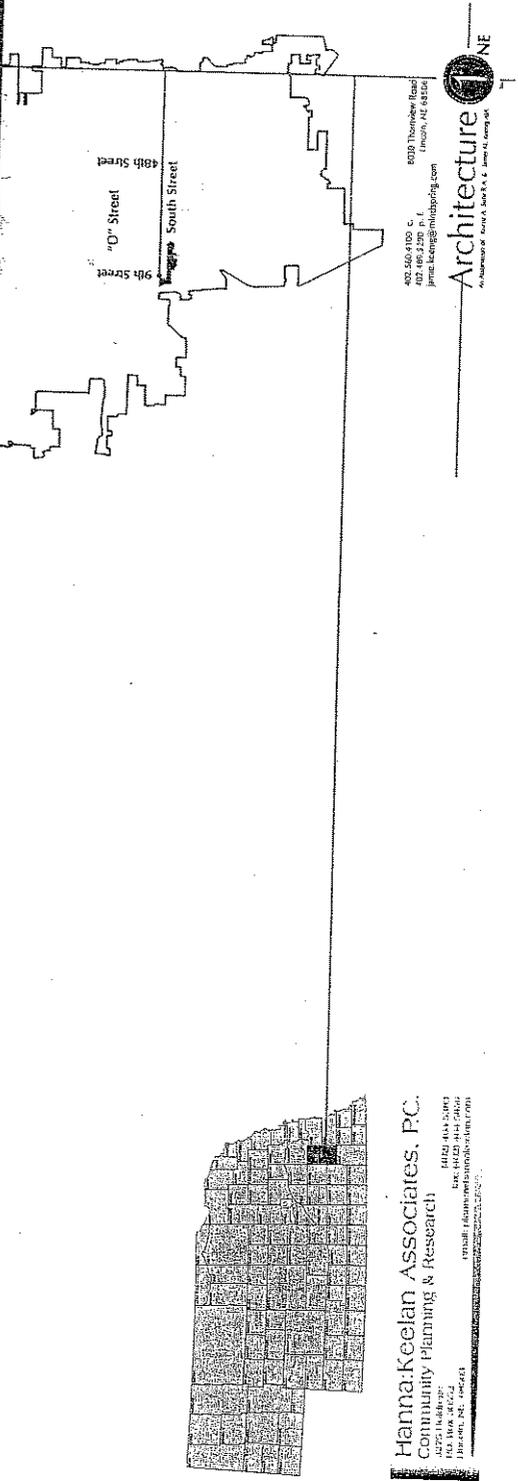
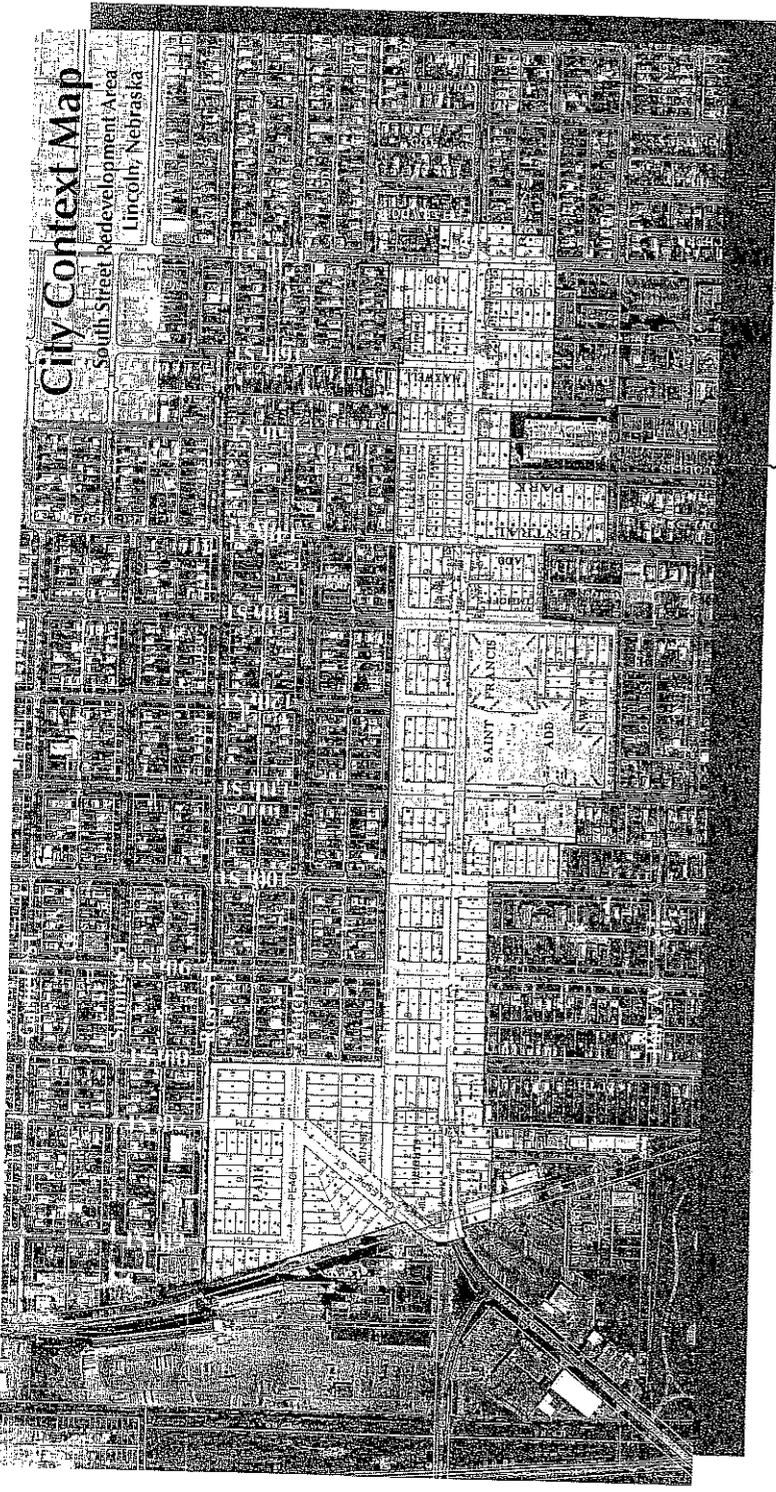


ATTACHMENT A



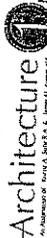
ILLUSTRATION 1

South Street Redevelopment Area  
Blight and Substandard Determination Study



402-550-4100  
800-730-0100  
402-465-2300  
james.keegan@hka.com

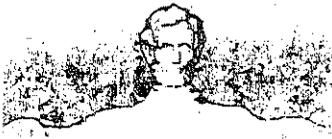
Hanna-Keelan Associates, P.C.  
Community Planning & Research  
1425 14th Street  
Lincoln, NE 68502



Hanna-Keelan Associates, P.C.  
Community Planning & Research  
1425 14th Street  
Lincoln, NE 68502

## ATTACHMENT B

May 26, 2006



**CITY OF LINCOLN**  
NEBRASKA

MAYOR COLEEN J. SENG

lincoln.ne.gov

Lincoln-Lancaster County  
Planning Department  
Marvin S. Krout, DirectorJon Carlson, Chair  
City-County Planning Commission555 South 10th Street  
Suite 213

Lincoln, Nebraska 68508

402-441-7491

fax: 402-441-6377

TO: Neighborhood Associations/Organizations  
Deb Schorr, Chair, Lancaster County Board of Commissioners  
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools  
Board of Regents, University of Nebraska-Lincoln  
President, Southeast Community College  
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Miscellaneous #06009 - Declaration of Blighted and Substandard Area  
(South Street 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. 06009**, requested by Marc Wullschleger, Director of the Urban Development Department, to review the proposed determination that all or part of the designated **South Street Redevelopment Area** be declared a blighted and substandard area as defined in the Nebraska Community Development Law. The study finds the South Street Redevelopment Area, consisting of an estimated 104-acre mixed use retail, public services, industrial and residential land use area, located generally from 7<sup>th</sup> to 17<sup>th</sup> Streets along South Street, to be blighted and substandard. The boundaries are shown on the attached map. The Executive Summary of the "*Blight and Substandard Determination Study*" is also attached.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, June 7, 2006**. 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. The public hearing procedures are attached.

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department (441-7855) or the Planning Department staff planner, Joe Rexwinkle (441-6373). You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to [plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov), or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, June 1, 2006, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword = pcagenda).

Sincerely,



Jean Walker  
Administrative Officer

cc: Marc Wullschleger, Urban Development  
Ernie Castillo, Urban Development  
Wynn Hjermstad, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor

f:\pc\notif\2006\misc.06009 pcltr

## Selected Neighborhood Associations

## ATTACHMENT C

1/2006

First Name	Last Name	Mailing Address	Mailing Address2	Apt/Ste	City	ST	Zip Code
Cletia	Price	Antelope Park Neigh. Assn.	1810 Jefferson Av		Lincoln	NE	68502
Lisa	Good	Antelope Park Neigh. Assn.	3036 Franklin Stre		Lincoln	NE	68502
Doug	Evans	Country Club Neigh. Assn.	3335 S. 31st St.		Lincoln	NE	68502
Shirley	Doan	Country Club Neigh. Assn.	2924 Bonacum Dr		Lincoln	NE	68502
Hal	Allen	Country Club Neigh. Assn.	2320 Sheridan Blv		Lincoln	NE	68502
Jim	Pattavina	Country Club Neigh. Assn.	2828 Sheridan Blv		Lincoln	NE	68502
Lisa	Kelly	Downtown Neigh. Assn.	128 N. 13 St.	#4076	Lincoln	NE	68508
Mary Jane	Steward	Downtown Neigh. Assn.	125 N. 11 St.		Lincoln	NE	68508
		Everett Neigh. Assn.	PO Box 81044		Lincoln	NE	68501
Sue	Landholm	Everett Neigh. Assn.	946 Peach St.		Lincoln	NE	68502
William	Wood	Everett Neigh. Assn.	808 D St.		Lincoln	NE	68502
Gary	Kennett	Indian Village Neigh. Assn.	2633 N. 79 St.		Lincoln	NE	68507
Alene	Swinehart	Irvingdale Neigh. Assn.	1834 Ryons		Lincoln	NE	68502
Sarah	Disbrow	Near South Neigh. Assn.	1903 Sewell St.		Lincoln	NE	68503
James	Garver	Near South Neigh. Assn.	815 Elmwood Ave		Lincoln	NE	68510
Jon	Carlson	Near South Neigh. Assn.	1445 S 20th		Lincoln	NE	68502
Danny	Walker	South Salt Creek Community Org.	427 E St.		Lincoln	NE	68508
Gary	Irvin	South Salt Creek Neigh. Assn.	645 D St.		Lincoln	NE	68522
Bill	Hergott	West A Neigh. Assn.	1710 W. Washing		Lincoln	NE	68522
Robert	Bowen	West A Neigh. Assn.	1901 W. South Str		Lincoln	NE	68522
William	Vocasek	West A Neigh. Assn.	1903 W. Mulberry		Lincoln	NE	68522
Richard	Patterson	Woods Park Neigh. Assn.	230 S. 29 St.		Lincoln	NE	68510
Mike	Gengler	Woods Park Neigh. Assn.	442 S. 28 St.		Lincoln	NE	68510
Mike	James	Woods Park Neigh. Assn.	145 S. 28 St.		Lincoln	NE	68510
Becky	Martin	Woods Park Neigh. Assn.	338 S. 29 St.		Lincoln	NE	68510
Jean	Chicoine	Woods Park Neigh. Assn.	629 S. 27th Street		Lincoln	NE	68510
Janet	Blackman	Woodshire	1946 Kings Hwy.		Lincoln	NE	68502
Larry	Hillis	Yankee Hill Neigh. Assn.	950 W. Burnham		Lincoln	NE	68522
Steve	Larson	Yankee Hill Neigh. Assn.	4401 SW 12 St.		Lincoln	NE	68523

**Marc Wullschleger, Director  
Urban Development**

**Wynn Hjermstad  
Urban Development**

**Ernie Castillo  
Urban Development**

**Deb Schorr, Chair  
Lancaster County Board of Commissioners**

**Dr. E. Susan Gourley, Superintendent  
Lincoln Public Schools  
5901 "O" Street  
Lincoln, NE 68510**

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

**President  
Southeast Community College  
8800 "O" Street  
Lincoln, NE 68520**

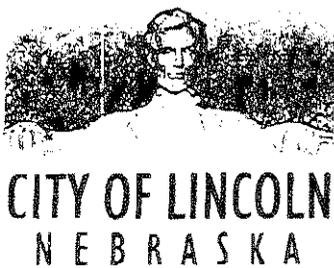
**Glenn Johnson  
Lower Platte South NRD  
P.O. Box 83581  
Lincoln, NE 68501**

**Rick Peo  
Chief Assistant City Attorney**

**Norma Agena  
County Assessor**

q:\pc\notif\2006\Misc.06009 labels

## ATTACHMENT D



June 29, 2006

MAYOR COLEEN J. SENG

lincoln.ne.gov

Lincoln-Lancaster County  
Planning Department  
Marvin S. Krout, DirectorJon Carlson, Chair  
City-County Planning Commission555 South 10th Street  
Suite 213Lincoln, Nebraska 68508  
402-441-7491

fax: 402-441-6377

TO: Neighborhood Associations/Organizations  
Deb Schorr, Chair, Lancaster County Board of Commissioners  
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools  
Board of Regents, University of Nebraska-Lincoln  
President, Southeast Community College  
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Miscellaneous No. 06009 - Declaration of Blighted and Substandard Area  
(South Street Redevelopment Area)**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the Urban Development Department for a resolution declaring the *South Street Redevelopment Area* as blighted and substandard, as defined in the Nebraska Community Development Law, is scheduled for public hearing before the Lincoln City Council on **Monday, July 10, 2006, at 1:30 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

The study area (also known as the *South Street Redevelopment Area*) is generally bounded by S. 17<sup>th</sup> Street on the east, S. 6<sup>th</sup> Street on the west, either side of South Street, and between Rose or Plum Street on the north and Saratoga Avenue, Hudson or Marion Street on the south. You were previously provided with a map showing the boundaries and a copy of the Executive Summary of the Blight and Substandard Determination Study.

On June 7, 2006, the Lincoln City-Lancaster County Planning Commission voted 9-0 to find the study area to be blighted and substandard (Miscellaneous No. 06009).

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (441-8211), or the Planning Department staff planner, Joseph Rexwinkle (441-6373). The proposed resolution will appear on the City Council agenda for introduction on June 26, 2006, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, June 22, 2006.

Sincerely,

Jean Walker  
Administrative Officer

cc: Marc Wullschleger, Urban Development  
Wynn Hjermstad, Urban Development  
Ernie Castillo, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor

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**ATTACHMENT E****TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE  
LINCOLN JOURNAL STAR ON FRIDAY, June 23, 2006 AND FRIDAY, June 30, 2006:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, July 10, 2006, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution requested by the Director of the Urban Development Department declaring the South Street Redevelopment Area as blighted and substandard as defined in the Nebraska Community Development Law. The study area is generally bounded by S. 17<sup>th</sup> Street on the east, S. 6<sup>th</sup> Street on the west, either side of South Street, and between Rose or Plum Street on the north and Saratoga Avenue, Hudson or Marion Street on the south.

Joan Ross  
City Clerk

# **SOUTH STREET 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 Street Redevelopment Area**, in Lincoln, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in this Blight and Substandard Determination Study are based on surveys and analyses conducted for the **South Street Redevelopment Area**, referred to as the **Redevelopment Area**.

The **South Street Redevelopment Area** boundary is an estimated 104 acre mixed use retail, public services, industrial and residential land use area, located, generally, from 7<sup>th</sup> to 17<sup>th</sup> Streets along South Street, in the City of Lincoln, Lancaster County, Nebraska. The Redevelopment Area includes MDS Pharma Services, a laboratory and research facility, the Lancaster Manor campus, Trabert Hall campus, Saratoga Elementary School, the historic Saint Francis Chapel, as well as a mix of both new and traditional retail outlets and, primarily, older 1900's to 1920's residential, single family structures, with a few newer multifamily rental housing facilities.

The **South Street Redevelopment Area** boundary is described as an area in or adjacent the City of Lincoln, Lancaster County, Nebraska, described, generally, as follows: Beginning at the midpoint of the intersection of S. 8<sup>th</sup> and Rose Streets, thence continuing south along the center line of S. 8<sup>th</sup> Street to its intersection with the north line of Plum Street, thence east along said line to its intersection with the west line of S. 16<sup>th</sup> Street, thence across S. 16<sup>th</sup> Street to the south side of Parcels 1 through 4, Roselyn Terrace, continuing east along said line to its intersection with the west line of Parcel 9, thence north along said line to the alley located within Block 10, Burr's Subdivision, thence east along the alley to its intersection with the west line S. 17<sup>th</sup> Street, thence south along said line to a point perpendicular to the north line of Parcel 12, Block 2, Harwood's Addition, thence east across a line from said point to the alley located within Block 2, Harwood's Addition, thence south along the alley, crossing South Street, and continuing to the south line of Parcel 10, Block 1, Ryon's Addition, thence west along said line to a point perpendicular to the east line of Parcel 14, Block 1, Ryon's Addition, thence south along a line from said point to the north line of Ryons Street, thence west along said line to its intersection with the center line of S. 17<sup>th</sup> Street, thence south along said line to a point perpendicular to the south line of Ryons Street, continuing west along said line to its intersection with the west line of S. 16<sup>th</sup>

Street, thence north along said line to its intersection with the south line of Parcel 3, Block 2, Central Park Subdivision, thence west along said line to its intersection with the east line of S. 15<sup>th</sup> Street, thence south along said line to intersection with the north line of Marion Street, thence west along said line to its intersection with the west line of S. 14<sup>th</sup> Street, thence north along said line to its intersection with the south line of Hudson Street, thence west along said line to its intersection with the center line of S. 13<sup>th</sup> Street, thence south along said line to its intersection with the center line of Saratoga Avenue, thence west along said line to its intersection with the center line of S. 11<sup>th</sup> Street, thence north along said line to its intersection with the south line of Lot 136, thence west along said line to its intersection with the alley within Block 1, South Park Addition, continuing north along the alley to its intersection with the south line of Parcel 9, Block 1, South Park Addition, thence west along said line to its intersection with the center line of S. 10<sup>th</sup> Street, thence north along said line to its intersection with the south line of Parcels 1 through 6, Blocks 1 and 2, South Park Addition, continuing west along said line to its intersection with the east line of Parcel 1, Block 1, Moulton's Subdivision, thence south along said line to the south line of the same parcel, continuing west along the south line to its intersection with the west line of Lot 146 (in the Burlington Northern Railroad right-of-way), thence northwest along said line to its intersection with the south line of South Street, thence west along said line to a point approximately opposed to the north/west line of Gillespie Street, thence north along said line, curving to conform to the north line of Gillespie Street, to its intersection with the east line of the Burlington Northern Railroad right-of-way, thence northwest along said line to its intersection with the center line of Rose Street, thence east along said line to the point of beginning.

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

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

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

### **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, 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 Redevelopment Area as blighted and substandard.

The extent of blight and substandard factors for the **South Street Redevelopment Area** addressed in this document are presented in **Tables 1 and 2**, located on pages 6 and 8 respectively. 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 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.