City Council Introduction: **Monday**, February 1, 2010
Public Hearing: **Monday**, February 8, 2010, at **3:00** p.m.

Bill No. 10R-39

FACTSHEET

TITLE: A Resolution requested by the Director of the Urban Development Department declaring the **State Fair Park Redevelopment Area** as blighted and substandard, as determined by the *State Fair Park Redevelopment Area Blight & Substandard Determination Study.*

STAFF RECOMMENDATION: A finding of reasonable presence of substandard and blighted conditions (**Miscellaneous No. 09010**).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 01/13/2010
Administrative Action: 01/13/2010

RECOMMENDATION: A finding of reasonable presence of substandard and blighted conditions (9-0: Esseks, Gaylor Baird, Cornelius, Partington, Taylor, Francis, Larson, Lust and Sunderman voting 'yes').

FINDINGS OF FACT:

1. This is a request to declare the **State Fair Park Redevelopment Area** as blighted and substandard pursuant to Neb.Rev.Stat. § 18-2103. After an area is declared blighted and substandard, the City may proceed with the preparation and approval of a Redevelopment Plan. Redevelopment Plan activities may include utilizing Tax Increment Financing (TIF) from private development to pay for public infrastructure and improvements.

2. This study area consists of 251 acres, more or less, of public land use area (not including the rights-of-way of Salt, Oak and Antelope Creeks), generally located from 14th Street to 27th Street, between the Salt Creek and Burlington Northern and Santa Fe Railroad corridors. The *State Fair Park Redevelopment Area Blight and Substandard Determination Study* was conducted by Hanna:Keelan Associates, P.C., which has determined that there is a reasonable presence of substandard and blighted conditions in the study area.

3. The staff recommendation to find the area to be blighted and substandard is based upon the "Analysis" as set forth on p.4-5, concluding that the **State Fair Park Redevelopment Area** qualifies as substandard and blighted within the definition of the Nebraska Community Development Law, as determined by the *State Fair Park Redevelopment Area Blight and Substandard Determination Study.* The Study is consistent with the redevelopment and revitalization activities identified in the Comprehensive Plan. The staff presentation is found on p.6.

4. Testimony by the Director of Urban Development is found on p.6-7, and testimony in support is found on p.7-8.

5. A letter and "Rehabilitation Feasibility Investigation" report submitted by Heritage Nebraska relating to the future and historic significance of the Industrial Arts Building is found on p.16-39. During the public hearing, it was pointed out that specific issues relating to the future of any buildings on this site would be addressed during the redevelopment plan process.

6. On January 13, 2010, the Planning Commission agreed with the staff recommendation and voted 9-0 to find that there is a reasonable presence of substandard and blighted conditions in the **State Fair Park Redevelopment Area** and that the area should be declared blighted and substandard (**Miscellaneous No. 09010**).

FACTSHEET PREPARED BY: Jean L. Preister — **DATE**: January 25, 2010

REVIEWED BY: _____ — **DATE**: January 25, 2010

REFERENCE NUMBER: FS\CC\2010\MISC.09010 Blight

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JANUARY 13, 2009 PLANNING COMMISSION MEETING

PROJECT #: Miscellaneous No. 09010
State Fair Park Redevelopment Area Blight and Substandard Determination Study

PROPOSAL: *State Fair Park Redevelopment Area Blight and Substandard Determination Study*

LOCATION: State Fair Park

LAND AREA: 251 acres, more or less

CONCLUSION: The State Fair Park Redevelopment Area qualifies as substandard and blighted within the definition set forth in the Nebraska Community Development Law, NEB REV STAT § 18-2103, as determined by the *State Fair Park Redevelopment Area Blight and Substandard Determination Study*. The Substandard and Blight Determination Study is consistent with the redevelopment and revitalization activities identified in Lincoln-Lancaster County 2030 Comprehensive Plan.

RECOMMENDATION:
Finding that there is a reasonable presence of substandard and blighted conditions in the State Fair Park Redevelopment Area as per § 18-2103 (11) Nebraska Revised Statutes.

GENERAL INFORMATION:

GENERAL LOCATION: An area generally located from North Antelope Valley Parkway to North 27th Street and from Salt Creek to the Burlington Northern Santa Fe railroad in the City of Lincoln, Lancaster County, Nebraska.

LEGAL DESCRIPTION: See Exhibit A attached.

PURPOSE: Nebraska Community Development Law, NEB REV STAT § 18-2109 requires the Planning Commission to review whether an area is substandard and blighted. A recommendation of the Planning Commission is required to be provided to the City Council prior to a redevelopment area being declared blighted and substandard.

EXISTING ZONING: P Public and H-3 Highway Commercial District

EXISTING LAND USE: Fairgrounds with associated buildings, campground for recreational vehicles, the Bob Devaney Center, "The Ice Box" coliseum, open space, paved and unpaved surface parking, and a horse track with associated buildings and grandstand.

SURROUNDING LAND USE AND ZONING:

North: H-3 Highway Commercial District: bar and automobile sales.
I-1 Industrial District: Commercial recreational facility, commercial, industrial, and automotive uses.
P Public Use District: Theresa Street sewage treatment plant.

South: I-1 Industrial District: railroad tracks and parking lot.
R-4 Residential District: single-family dwellings.

East: P Public Use District: Theresa Street sewage treatment plant.
I-1 Industrial District: commercial and industrial uses and railroad tracks.

West: P Public Use District: Antelope Creek.
I-1 Industrial District: Commercial, automotive, and industrial uses.

COMPREHENSIVE PLAN SPECIFICATIONS:

This area is identified as "Public and Semi-Public" on the 2030 Comprehensive Plan Future Land Use map. (Page 18)

Green Space: Areas predominately used for active recreational uses, such as parks, golf courses, soccer or ball fields, and trails. Green space areas may be either public or privately owned. While some isolated environmentally sensitive features may be within these areas, they are predominately for active recreation, with some passive recreation uses also possible. (Page 16)

Lakes and Streams: This category includes the larger stream corridors, lakes, and ponds. (Page 16)

Public and Semi-Public: Areas of public or semi-public land use and/or structures that serve the general public. Only the largest facilities are shown on the land use plan. Some small scale public and semi-public land uses may be found within all land use designations. Highways and interstates are also included in this category. (Page 16)

The City should work with developers interested in providing new industrial and office development sites. These sites are important for new companies to come to town and to help existing businesses relocate within Lincoln. (Page 29)

The success of the University's research and development is important to the future of the city. The City and private sector should continue to support UNL's efforts to obtain grants for research. (Page 30)

The community actively encourages public-private partnerships, strategic alliances and collaborative efforts (such as the Lincoln Partnership for Economic Development and the UN Technology Park including all relevant partners such as the University of Nebraska, City of Lincoln, Lancaster County, the Lincoln Chamber of Commerce, Lincoln Independent Business Association, Downtown Lincoln Association, small business representation, and Lincoln's working men and women) as a means to accomplish its future economic objectives. (Page 30)

This area is identified as a part of the "Salt Valley Heritage Greenway". (Pages 59-61)

MULTI-USE TRAIL SYSTEM

The existing and planned multi-use trail system that serves the community is a critical resource for pedestrian users as well as other users such as bicyclists. As a strength of the community and a foundation to further meet the needs of pedestrians and other users, the maintenance, rehabilitation, and expansion of the multi-use trail system should be a priority.

Strategies: Multi-Use Trail System

- Extend the multi-use trail system into new neighborhoods as the city grows. Connections should be made to schools, parks, and other activity areas.
- Explore options to establish a dedicated funding plan to complete the multi-use trail facilities plan, and for the continued maintenance and rehabilitation of these facilities.
- Identify critical segments offering greater system continuity and connections for major activity centers and schools. Undertake projects to complete identified gaps in the system.
- Promote the usefulness of multi-use trails for various users including pedestrians. (Page 93)

N. Antelope Valley Parkway, Salt Creek Roadway, and N. 27th Street are classified as Urban Minor Arterials adjacent to this area. (Page 102)

ANALYSIS:

1. This is a request from the Urban Development Department to determine whether the State Fair Park Redevelopment Area should or should not be declared substandard and blighted per § 18-2103 (11) Nebraska Revised Statutes. After an area is declared substandard and blighted, the City may proceed with the preparation and approval of a Redevelopment Plan. Redevelopment activities may include utilizing Tax Increment Financing (TIF) from private development to pay for public infrastructure and improvements.

2. The Urban Development Department hired a consultant who conducted the study to determine whether or not there was a presence of substandard or blighting conditions in the study area per § 18-2103 (11) Nebraska Revised Statutes.

3. The area comprises 251 acres. According to the land use categories identified in the Blight Study, approximately 76.3% of the land is in "Public/Quasi-Public" use and 23.7% is "Unimproved Parking Areas".

4. All of the land within the study area is within the City of Lincoln corporate limits.
   Current zoning in the area is P Public Use District with a small area at the northwest corner of N. Antelope Valley Parkway and Cornhusker Highway zoned as H-3 Highway Commercial.

5. A **substandard** area is defined in the Nebraska Revised Statutes as containing a predominance of buildings or improvements with at least one of four conditions present:
   - A) Dilapidation/deterioration
   - B) Age or obsolescence
   - C) Inadequate provision for ventilation, light, air, sanitation or open spaces
   - D) I) High density of population and overcrowding; or
     - ii) The existence of conditions which endanger life or property by fire and other causes; or
     - iii) 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.

6. According to the Blight Study, the area qualifies as **substandard** because all four of the four factors were found to have a strong presence in the study area.
   - A) Dilapidation, deterioration, age or obsolescence of structures is evident in that 55.9% of structures are in deteriorating or dilapidated. (Page 6)
   - B) Based on field evaluation 45.8% of structures are over 40 years of age. (Page 6)
   - C) Inadequate provision for sanitation: advanced age and related conditions of the fairground's privately owned water and sanitary and storm sewer mains. (Page 6)
   - D) Conditions which endanger life or property by fire and other causes are evidenced by the presence of wood-framed buildings and dilapidated buildings with debris. (Page 6)

7. A **blighted** area is defined in the Nebraska Revised Statutes as having the presence of one or more of the twelve following conditions:
   - A) A substantial number of deteriorated or deteriorating structures;
   - B) Existence of defective or inadequate street layout;
   - C) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
   - D) Insanitary or unsafe conditions;
   - E) Deterioration of site or other improvements;
   - F) Diversity of ownership;
   - G) Tax or special assessment delinquency exceeding the fair value of the land;
   - H) Defective or unusual conditions of title;
   - I) Improper subdivision or obsolete platting;
   - J) The existence of conditions which endanger life or property by fire or other causes;
   - K) 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;
   - L) 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:

I) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;

ii) The average age of the residential or commercial units in the area is at least 40 years;

iii) 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;

iv) The per capita income of the designated blighted area is lower than the average per capita income of the city or City in which the area is designated; or

v) The area has had either stable or decreasing population based on the last two decennial censuses.

8. The study found the following 9 **blighting** factors to be present to a strong extent in the study area:

A) A substantial number of deteriorated or deteriorating structures. (Page 7)

B) Defective or inadequate street layout. (Page 7)

C) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. (Page 7)

D) Insanitary or unsafe conditions. (Page 7)

E) Deterioration of site improvements. (Page 7)

F) Improper subdivision or obsolete platting. (Page 7)

G) Conditions which endanger life or property by fire or other causes. (Page 7)

H) Other environmental and blighting factors. (Page 7)

I) ii) The average age of the residential or commercial units in the area is estimated at 51.6 years. (Page 21)

9. The study finds there is at least a reasonable distribution of all four factors that constitute an area as substandard within the study area, and out of 12 possible factors that constitute an area blighted, 9 are strongly present in the area. Therefore it is the conclusion of the study that sufficient conditions and factors meet the criteria of substandard and blight as evidenced in the Blight Study. These factors present a serious barrier to the planned and coordinated development of the area, have created an environment that negatively impacts private sector investment in the area, and serve as a detriment to the overall healthy economic growth and physical development of the community.

10. Salt Creek is adjacent to this area and bisects a portion of the fairgrounds. Antelope Creek runs through the west side of the study area. The confluences of Oak Creek and Salt Creek and Antelope Creek and Salt Creek are within the study area.

11. Land for the contemplated redevelopment will have to be rezoned to something other than P Public Use District if the land or buildings are to be owned or leased long-term by a private entity.

12. A future bike trail is shown in the 2030 Comprehensive Plan along the north side of Salt Creek/Oak Creek.

Prepared by:

Brandon M. Garrett, AICP
Planner

DATE: December 30, 2009

APPLICANT: David Landis, Director
City of Lincoln Urban Development Department

CONTACT: Wynn Hjermstad
City of Lincoln Urban Development Department
808 P Street, Ste. 400
Lincoln, NE 68508
402-441-8211

MISCELLANEOUS NO. 09010

PUBLIC HEARING BEFORE PLANNING COMMISSION: January 13, 2010

Members present: Esseks, Gaylor Baird, Cornelius, Partington, Taylor, Francis, Larson, Lust and Sunderman.

Ex Parte Communications: None.

Staff recommendation: A finding of reasonable presence of substandard and blighted conditions.

Staff presentation: **Brandon Garrett of Planning staff** referred to the letter received from Heritage Nebraska regarding the impact upon the Industrial Arts building located within the study boundary. Garrett clarified that any specific issues relating to the future of that building or any buildings on this site would be addressed during the process of the redevelopment plan, which will also come before the Planning Commission for review as to conformance with the Comprehensive Plan.

This is a blight study generally covering the area of the former State Fair Park, now known as Innovation Campus. This is not a recommendation for finding of conformance with the Comprehensive Plan, but rather a situation where the Planning Commission is being requested to find that there is a reasonable presence of blight and substandard conditions within the boundaries of this study area.

Proponents

1. David Landis, Director of Urban Development, advised that the 231 acres of State Fair Park were studied by Hanna:Keelan, the consultant hired by the University, and they found that all four of the statutory blight conditions are present and that nine of the twelve statutory substandard conditions are present in the area.

The State Legislature proclaimed 40 years as the standard. The water mains that serve State Fair Park now can handle the existing uses, but they would not be able to handle the need of any upgraded facilities. They are aging and would not meet projected uses that would put this land to a higher and better use.

Landis pointed out that the consultants saw the majority of the buildings from the inside as well as the outside and there are plenty indications of blight. The statutory findings for blight and substandard have been met.

Lust inquired how it was that Hanna:Keelan was the consultant hired by UNL. Landis stated that there are a limited number of people who can do this work in the state. In the City of Lincoln, the firm of Hanna:Keelan has extensive expertise. Urban Development would have suggested Hanna:Keelan had the question been asked. There is no requirement to use a professional set of planners for a blight study, and you don't actually have to have a blight study under Nebraska Law. However, the City Council would need to be prepared to justify themselves if ever challenged.

Therefore, the City has determined that it is best to get a study done to provide a rational basis for the decision. We are doing more than what the Law requires in bringing this study forward.

Landis went on to suggest that when a developer is looking at a piece of land, tax increment financing (TIF) is available if blight and substandard conditions exist. The blighting creates a redevelopment tool they would not otherwise have. The use of TIF is valuable, particularly when you have 231 acres without an infrastructure mechanism to make that work.

Francis confirmed that a blight study doesn't necessarily mean that every building in that study area is going to be demolished. She asked Landis to address the Heritage Nebraska letter and the Industrial Arts building concern. For example, when "the triplets" were being moved, the best thing that could have happened is that they be demolished. But because of the historical significance they were moved out of the blighted area. In other words, just because we are declaring State Fair Park as blighted, there is still hope of saving the Industrial Arts building. Landis concurred that not every structure is blighted and substandard – the word is predominance (51%). You are allowed to create a district that has a mixture of blighted and substandard and non-substandard. Some of the non-blighted areas can serve as an anchor to attract developers. If this designation is given, it does not require UNL to do anything. It says you now have passed through the gateway that would allow us to think about the use of a redevelopment tool called tax increment financing. We will do a redevelopment plan that will come to the Planning Commission identifying projects. The most appropriate time to ask the question about the Industrial Arts building is during the redevelopment plan process. The owner of that building is UNL.

Larson did not realize there were some non-publicly owned lands in this area. How much is there? Landis did not have the answer other than what is within the study.

Support

1. Jennifer Dam, Assistant Director of the Office of Institutional Research and Planning for UNL, in charge of Campus Planning, testified in support. UNL recently conducted an intensive planning process to develop a master plan and business development strategy. The Board of Regents approved those plans on November 20th and delivered them to the Legislature on December 1st. This is the first step in redevelopment of the property. It opens the door to be able to use TIF in the future as a financing mechanism. They expect the infrastructure costs to exceed 20 million dollars in the first phase and over 50 million dollars for the entire project. UNL is in the process of starting the redevelopment planning process.

2. Dan Worth, architect, Board member of Heritage Nebraska and the Nebraska State Historic Preservation Association, which nominates structures to the national register, testified in support. Heritage Nebraska has reviewed the study and finds that it is accurate. Heritage Nebraska is looking forward to working with the University on the redevelopment plans. The ruling by the Nebraska State Preservation Officer that there are structures in the area that are eligible for the National Register, opens the door for use of historic preservation tax credits as another tool in combination with TIF. However, Worth cautioned that any adverse effect upon those buildings needs to be considered because if impacted adversely, that could impact whether federal funds could be used in redevelopment of parts of the campus in the future.

3. J.L. Schmidt, Executive Director of Heritage Nebraska, testified in support, but cautioned that there is historic significance of the properties in the Nebraska Innovation Campus and he is hopeful that there will be no adverse effect on the historic features of the property. Schmidt offered the services of Heritage Nebraska and the Historic Trust for Preservation in bringing together the redevelopment plans.

There was no testimony in opposition.

Larson inquired what properties within the area are privately owned. Garrett explained that early on in the process there was some railroad property mixed in through the area and he believes that has been resolved through some title searches. He suggested that any other reference to private property was more projecting to the future for redevelopment of this area where UNL would sell or long term lease the property within the boundary to private entities to be eligible for TIF.

ACTION BY PLANNING COMMISSION: January 13, 2010

Francis moved a finding of reasonable presence of substandard and blighted conditions, seconded by Larson.

Francis believes this is an excellent use of TIF funds and the next step of many to come with State Fair Park.

Larson commented that this is a step for the future and will bring considerable amount of private investment. Therefore, it is very important that we move the process along and let it proceed.

Gaylor Baird believes that there is overwhelming evidence of blight and substandard conditions. Cornelius observed that the question before the Commission is rather narrow and technical, and the report is very specific and detailed.

Motion for finding of reasonable presence of substandard and blighted conditions carried 9-0: Esseks, Gaylor Baird, Cornelius, Partington, Taylor, Francis, Larson, Lust and Sunderman voting 'yes'. This is a recommendation to the City Council.

2007 aerial

Miscellaneous #09010
State Fair Park

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N

Zoning Jurisdiction Lines

City Limit Jurisdiction

EXHIBIT A: LEGAL DESCRIPTION (Page 1)

Legal description for a tract of land composed of Lot Fourteen (14) I.T., Lot Seventy-One (71) I.T., Lot Seventy-Two (72) I.T. and Lot One Hundred Sixty-Seven (167) I.T., located in the South One Half of the Northwest Quarter; Lot Fifteen (15) I.T., Lot Sixty-Nine (69) I.T., Lot Seventy-Three (73) I.T., a portion of Lot Seventy-Four (74) I.T. and a portion of Lot Seventy-Five (75) I.T., located in the Southwest Quarter; a portion of Lot Forty-Five (45) I.T., located in the Southeast Quarter; and a portion of Lot Seventy-Nine (79) I.T. and a portion of Lot One Hundred Four (104) I.T., located in the Northeast Quarter, all located in Section 13, Township 10 North, Range 6 East, of the 6th P.M., Lancaster County, Nebraska, and more particularly described as follows:
Beginning at the Southwest corner of said Northeast Quarter; thence, East, on an assumed bearing of South 88 degrees 40 minutes 15 seconds East, along the North line of said Lot 45 I.T., said line being the South line of said Northeast Quarter, a distance of 905.86 feet to the Southwest Quarter of said Lot 104 I.T.; thence North 00 degrees 16 minutes 51 seconds East, along the West line of said Lot 104 I.T., a distance of 673.35 feet to the Northwest corner of said Lot 104 I.T.; thence South 89 degrees 47 minutes 30 seconds East, along the North line of said Lot 104 I.T., a distance of 828.04 feet to the Northeast corner of said Lot 104 I.T.; thence South 00 degrees 16 minutes 51 seconds West, along the East line of said Lot 104 I.T., said line being the West line of Kimco Industrial Park, a distance of 489.26 feet to an East corner of said Lot 104 I.T., said point being a West corner of Lot 11, Kimco Industrial Addition; thence South 42 degrees 08 minutes 27 seconds East, along the Northeast line of said Lot 104 I.T., said line being the Southwest line of said Kimco Industrial Addition and the Southwest line of Kimco Industrial Park 2nd Addition, a distance of 232.44 feet to a Southeast corner of said Lot 104 I.T., said point being a South corner of Lot 1, Kimco Industrial Park 2nd Addition, said point being on the Northwest line of said Lot 79 I.T.; thence North 55 degrees 23 minutes 08 seconds East, along the Northwest line of said Lot 79 I.T., said line being the Southeast line of said Kimco Industrial Park 2nd Addition and the Southeast line of said Kimco Industrial Park 3rd Addition and its extension, a distance of 870.55 feet to the Northeast corner of said Lot 79 I.T., said point being on the West right-of-way line of North 27th street, said point being 33 feet West of the East line of said Northeast Quarter; thence South 00 degrees 16 minutes 51 seconds West, along the East line of said Lot 79 I.T., said line being 33.00 feet West of and parallel with the East line of said Northeast Quarter, a distance of 46.27 feet to a Northeast corner of a parcel of land as referred to in Inst. No. 2007046890, records of Lancaster County; thence South 55 degrees 21 minutes 51 seconds West, along the Northwest line of said parcel of land, a distance of 59.82 feet to a South corner of said parcel of land, said point being the point of curvature of a non tangent curve; thence around a curve in a clockwise direction, having a radius of 140.00 feet, a delta angle of 17 degrees 07 minutes 33 seconds, an arc length of 41.85 feet, along the Northwest line of said parcel of land, a chord bearing of South 64 degrees 02 minutes 49 seconds West and a chord length of 41.69 feet to a North corner of said parcel of land, said point being a point of reverse curvature; thence around a curve in a counter clockwise direction, having a radius of 160.00 feet, a delta angle of 17 degrees 17 minutes 28 seconds, an arc distance of 48.29 feet, along the Northwest line of said parcel of land, a chord bearing of South 63 degrees 57 minutes 52 seconds West and a chord length of 48.10 feet to a North corner of said parcel of land; thence South 55 degrees 19 minutes 08 seconds West, along the Northwest line of said parcel of land, a distance of 494.83 feet to a North corner of said parcel of land; thence South 55 degrees 19 minutes 08 seconds West, along the Northwest line of said parcel of land, a distance of 137.60 feet to a North corner of said parcel of land, said point being the point of curvature of a non tangent curve; thence around a curve in a clockwise direction, having a radius of 140.00 feet, a delta angle of 43 degrees 54 minutes 43 seconds, an arc length of 107.30 feet, along the North line of said parcel of land, a chord bearing of South 77 degrees 16 minutes 29 seconds West and a chord length of 104.69 feet to a North corner of said parcel of land; thence North 80 degrees 46 minutes 09 seconds West, along the North line of said parcel of land, a distance of 126.56 feet to the Northwest corner of said parcel of land; thence South 01 degre
es 19 minutes 43 seconds West, along the West line of said parcel of land, and along a West line of a parcel of land as referred to in Inst. No. 2002-52035, records of Lancaster County, a distance of 155.18 feet to a North corner of said parcel of land; thence South 48 degrees 28 minutes 34 seconds West, along the Northwest line of said parcel of land, a distance of 11.70 feet to a North corner of said parcel of land; thence South 55 degrees 19 minutes 08 seconds West, along the Northwest line of said parcel of land, a distance of 418.48 feet to a North corner of a parcel of land as referred to in said Inst. No. 2007046890; thence South 64 degrees 30 minutes 55 seconds West, along the Northwest line of said parcel of land, a distance of 68.83 feet to a North corner of said parcel of land; thence South 55 degrees 19 minutes 08 seconds West, along the Northwest line of said parcel of land, a distance of 200.54 feet to a North corner of said parcel of land; thence South 59 degrees 07 minutes 59 seconds West, along the Northwest line of said parcel of land, a distance of 61.80 feet to a North corner of said parcel of land; thence North 85 degrees 06 minutes 43 seconds West, along the North line of said parcel of land, a distance of 72.05 feet to a North corner of said parcel of land; thence South 55 degrees 19 minutes 08 seconds West, along the Northwest line of said parcel of land, a distance of 34.27 feet to a North corner of said parcel of land; thence South 09 degrees 37 minutes 38 seconds West, along the Northwest line of said parcel of land, a distance of 79.51 feet to a North corner of said parcel of land; thence South 51 degrees 30 minutes 17 seconds West, along the Northwest line of said parcel of land, a distance of 61.79 feet to the Southwest corner of said parcel of land; thence South 55 degrees 19 minutes 08 seconds West, along the Northwest line of a parcel of land as referred to in said Inst. No. 2002-52035, a

distance of 68.70 feet to a North corner of said parcel of land, said point being a point of curvature; thence around a curve in a counter clockwise direction, having a radius of 2,052.50 feat, a delta angle of 04 degrees 00 minutes 00 seconds, an arc length of 143.29 feet, along the Northwest line of said parcel of land, a chord bearing of South 53 degrees 19 minutes 08 seconds West and a chord length of 143.26 feet to a North corner of said parcel of land; thence South 51 degrees 19 minutes 08 seconds West, along the Northwest line of said parcel of land, a distance of 232.35 feet to a Northeast corner of a parcel of land as referred to in said Inst. No. 2007046890; thence South 60 degrees 35 minutes 31 seconds West, along the Northwest line of said parcel of land, a distance of 68.27 feet to a North corner of said parcel of land, said point being the point of curvature of a non tangent curve; thence around a curve in a clockwise direction, having a radius of 1,936.50 feet, a delta angle of 03 degrees 54 minutes 55 seconds, an arc length of 132.33 feet, along the Northwest line of said parcel of land, a chord bearing of South 53 degrees 20 minutes 27 seconds West and a chord length of 132.30 feet to a North corner of said parcel of land; thence South 55 degrees 19 minutes 08 seconds West, along the Northwest line of said parcel of land, a distance of 305.85 feet to a North corner of said parcel of land; thence South 88 degrees 28 minutes 43 seconds West, along the North line of said parcel of land, a distance of 98.73 feet to a North corner of said parcel of land; thence South 55 degrees 19 minutes 08 seconds West, along the Northwest line of said parcel of land, a distance of 20.75 feet to the Southwest corner of said parcel of land; thence North 89 degrees 45 minutes 16 seconds West, along the North line of a parcel of land as referred to in said Inst. No. 2002-52035, a distance of 51.36 feet to a North corner of said parcel of land, said point being on the East line of said Southeast Quarter; thence South 00 degrees 14 minutes 46 seconds West, along the East line of said parcel of land, said line b
eing the West line of said Southeast Quarter, a distance of 120.03 feet to a North corner of said parcel of land; thence South 55 degrees 19 minutes 08 seconds West, along the Northwest line of said parcel of land, a distance of 910.12 feet to a North corner of said parcel of land, said point being the point of curvature of a non tangent curve; thence around a curve in a clockwise direction, having a radius of 1,014.00 feet, a delta angle of 02 degrees 51 minutes 22 seconds, an arc length of 50.54 feet, along the Northwest line of said parcel of land, a chord bearing of South 56 degrees 46 minutes 44 seconds West and a chord length of 50.54 feet to a North corner of said parcel of land; thence South 58 degrees 12 minutes 25 seconds West, along the Northwest line of said parcel of land, a distance of 306.83 feet to a North corner of said parcel of land, said point being the point of curvature of a non tangent curve; thence around a curve in a counter clockwise direction, having a radius of 986.00 feet, a delta angle of 02 degrees 53 minutes 17 seconds, an arc length of 49.70 feet, along the Northwest line of said parcel of land, a chord bearing of South 56 degrees 45 minutes 46 seconds West and a chord length of 49.69 feet to a North corner of said parcel of land; thence South 55 degrees 19 minutes 08 seconds West, along the Northwest line of said parcel of land, a distance of 83.48 feet to a North corner of said parcel of land, said point being the point of curvature of a non tangent curve; thence around a curve in a counter clockwise direction, having a radius of 986.00 feet, a delta angle of 24 degrees 27 minutes 39 seconds, an arc length of 420.95 feet, along the Northwest line of said parcel of land, a chord bearing of South 43 degrees 05 minutes 18 seconds West and a chord length of 417.76 feet to the Southwest corner of said parcel of land, said point being 100 feet Northwesterly of the centerline of the Burlington Northern Santa Fe Railroad Mainline Track; thence South 55 degrees 19 minutes 08 seconds West, along a line that is 100 feet Northwesterly of and parallel with said centerline, a distance of 46.99 feet to a point on the East right-of-way line of Court Street as referred to Tho's Ryan's Subdivision of Lot 10 I.T.; thence North 00 degrees 11 minutes 39 seconds West, along said East right-of-wey line, a distance of 226.98 feet to the Northeast right-of-way corner of said Court Street; thence North 89 degrees 16 minutes 57 seconds West, along the North right-of-way line of said Court Street, a distance of 574.79 feet to a Southeast corner of a parcel of land as referred to in Inst. No. 2002-52035; thence North 28 degrees 06 minutes 30 seconds West, along the East line of said parcel of land, a distance of 191.76 feet to an East corner of said parcel of land, said point being the point of curvature of a non tangent curve; thence around a curve in a clockwise direction, having a radius of 214.33 feet, a delta angle of 28 degrees 39 minutes 58 seconds, an arc length of 107.23 feet, along the East line of said parcel of land, a chord bearing of North 13 degrees 46 minutes 31 seconds West and a chord length of 106.12 feet; thence North 00 degrees 33 minutes 28 seconds East, along the East line of said parcel of land, a distance of 174.09 feet to an East corner of said parcel of land, said point being the point of curvature of a non tangent curve; thence around a curve in a clockwise direction, having a radius of 1,180.00 feet, a delta angle of 02 degrees 13 minutes 13 seconds, an arc length of 45.72 feet, along the East line of said parcel of land, a chord bearing of North 03 degrees 48 minutes 42 seconds West and a chord length of 45.72 feet to an East corner of said parcel of land; thence North 02 degrees 42 minutes 05 seconds West, along the East line of said parcel of land, a distance of 550.03 feet to an East corner of said parcel of land; thence North 06 degrees 19 minutes 29 seconds West, along the East line of said parcel of land, a distance of 400.00 feet to an East corner of said parcel of land; the
nce North 00 degrees 29 minutes 49 seconds East, along the East line of said parcel of land, a distance of 31.46 feet to an East corner of said parcel of land; thence North 08 degrees 55 minutes 45 seconds East, along an East line of said parcel of land, a distance of 125.95 feet to an East corner of said parcel of land; thence North 27 degrees 19 minutes 30 seconds East, along an East line of said parcel of land, a distance of 92.35 feet to an East corner of said parcel of land; thence North 09 degrees 02 minutes 59 seconds East, along an East line of said parcel of land, a distance of 425.18 feet to the Northeast corner of said parcel of land, said point being on the North line of said Lot

74 I.T.; thence South 64 degrees 25 minutes 30 seconds West, along said North line, a distance of 282.63 feet to a Northwest corner of said parcal of land; thence South 09 degrees 20 minutes 56 seconds West, along a West line of said parcel of land, a distance of 495.24 feet to a West corner ef said parcel of land; thence South 04 degrees 39 minutes 32 seconds East, along the a Wast line of said parcel of land, a distance of 233.43 feet to a West corner of said parcel of land; thence South 06 degrees 47 minutes 22 seconds East, along a West line of said parcel of land, a distance of 296.70 feet to a West corner of said parcel of land; thence South 02 degrees 42 minutes 05 seconds East, along a West line of said parcel of land, a distance of 46.15 feet to a West corner of said parcel of land; thence South 04 degrees 40 minutas 37 seconds West, along a West line of said parcel of land, a distance of 166.38 feet to a West corner of said parcel of land; thence South 02 degrees 51 minutes 58 seconds East, a distance of 65.96 feet to a West corner of said parcel of land, said point being the point of curvature of a non tangent curve; thence around a curve in a clockwise direction, having a radius of 701.17 feet, a delta angle of 02 degrees 00 minutes 44 seconds, an arc length of 24.63 feet, along a Northwest line of said parcel of land, a chord bearing of South 61 degrees 35 minutes 26 seconds West and a chord length of 24.62 feet to a North corner of said parcel of land; thence South 63 degrees 59 minutes 11 seconds West, along a Northwest line of said parcel of land, a distance of 9.57 feet to a North corner of said parcel of land; thence North 65 degrees 46 minutes 19 saconds West, along a Northeast line of said parcel of land, a distance of 64.70 feet to the Southeast corner of a parcel of land as referred to in Inst. No. 2003-98814, records of Lancaster County, said point being the point of curvature of a non tangent curve; thence eround a curve in a clockwise direction, having a radius of 136.00 feet, a delta angle of 08 degrees 23 minutes 01 seconds, an arc length of 19.90 feet, along an East line of said parcel of land, a chord bearing of North 17 degrees 52 minutes 13 seconds West and a chord length of 19.88 feet to an East corner of said parcel of land, said point being a point of compound curvature; thence around a curve in a clockwise direction, having a radius of 2,941.00 feet, a delta angle of 02 degrees 06 minutes 55 seconds, an arc length of 108.58 feet, along an East line of said parcel of land, a chord bearing of North 12 degrees 37 minutes 15 seconds West, a chord distance of 108.57 feet to an East corner of said parcel of land, said point being a point of compound curvature; thence around a curve in a clockwise direction, having a radius of 128.00 feet, a delta angle of 16 degrees 21 minutes 48 seconds, an arc length of 36.56 feet, along the East line of said parcel of land, a chord bearing of North 03 degrees 22 minutes 53 seconds West, a chord distance of 36.43 feet to an East corner of aaid parcel of land, said point being a point of reverse curvature; thence around a curve in a counter clockwise direction, having a radius of 172.00 feet, a delta angle of 14 degrees 48 minutes 07 seconds, an arc length of 44.44 feet, along an East line of said parcel of land, a chord bearing of North 02 degrees 36 minutes 03 second
s West, a chord length of 44.31 feet to an East corner of said parcel of land, said point being a point of reverse curvature; thence around a curve in a counter clockwise direction, having a radius of 2,930.00 feet, a delta angle of 02 degrees 10 minutes 08 seconds, an arc length of 110.91 feet, along an East line of said parcel of land, a chord bearing of North 08 degrees 55 minutes 03 seconds West, a chord length of 110.90 feet to an East corner of said parcel of land; thence North 07 degrees 49 minutes 59 seconds West, along an East line of said parcel of land, a distance of 125.09 feet to an East corner of said parcel of land, said point being a point of curvature; thence around a curve in a counter clockwise direction, having a radius of 45.00 feet, a delta angle of 31 degrees 45 minutes 18 seconds, an arc length of 24.94 feet, a chord bearing of North 23 degrees 42 minutes 38 seconds West and a chord length of 24.62 feet to an East corner of said parcel of land, said point being a point of reverse curvature; thence around a curve in clockwise direction, having a radius of 25.00 feet, a delta angle of 32 degrees 50 minutes 14 seconds, an arc length of 14.33 feet, along an East line of said parcel ef land, a chord bearing of North 23 degrees 10 minutes 10 seconds West, a chord length of 14.13 feet to an East corner of said parcel of land, said point being a point of compound curvature; thence around a curve in a clockwise direction, having a radius of 2,948.13 feet, a delta angle of 06 degrees 33 minutes 24 seconds, an arc length of 337.37 feet, along an East line of said parcel of land, a chord bearing of North 03 degrees 28 minutes 21 seconds West, a chord length of 337.19 feet to an East corner of said parcel of land; thence North 00 degrees 11 minutes 38 seconds West, along an East line of said parcel of land, a distance of 72.34 feet to an East corner of said parcel of land; thence North 13 degrees 43 minutes 51 seconds West, along an east line of said parcel of land, a distance of 50.05 feet to the most Northerly corner of said parcel of land as referred to in said Inst. No. 2003-98814, said point being on the East right-of-way line of North 14th Street, said line being 33.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 13; thence North 00 degrees 11 minutes 33 seconds West, along said East right-of-way line, said line being 33.00 feet East of and parallel with the West line of said Northwest Quarter, a distance of 715.27 feet to a point on the North line of said Southwest Quarter; thence North 00 degrees 39 minutes 05 seconds East, along said East right-of-wey line, a distance of 231.50 feet to a point on the South line of a parcel of land as referred to in Book 657, Page 51, records of Lancaster County; thence North 74 degrees 07 minutes 05 seconds East, along the South line of said parcel of land, said line being the right-of-way line of North 14th Street, a distance of 137.88 feet to the Southeast corner of said parcel of land; thence North 00 degrees 39 minutes 05 seconds East, along the East line of said parcel of land, said line being the East right-of-way line of North 14th street, said line being 165.00 feet east of and parallel with the West line of said Northwest Quarter, a distance of 973.55 feet to the Northeast corner of said parcel of land; thence South 88 degrees 36 minutes 27 seconds East, along the South line of a parcel of land as described in Book 650, Page 437, records of Lancaster County, said line being the right-of-way line of North 14th

Street, a distance of 18.00 feet to the Southeast corner of said parcel of land; thence North 00 degrees 39 minutes 05 seconds East, along the East line of said parcel of land, said line being the East right-of-way line of North 14 Street, said line being 183.00 feet East of and parallel with the West line of said Northwest Quarter, a distance of 37.61 feet to a South corner of a parcel of land as described in Book 675, Page 607, records of Lancaster County; thence North 46 degrees 01 minutes 27 seconds East, al
ong the Southeast line of said parcel of land, a distance of 59.58 feet to the North corner of said parcel of land, said point being the Northwest corner of said Lot 167 I.T., said point being on the North line of the South Half of said Northwest Quarter; thence South 88 degrees 36 minutes 27 seconds East, along the North line of said Lot 167 I.T. and along the North line of the South Half of said Northwest Quarter, a distance of 2,421.33 feet to the Northeast corner of said Lot 167 I.T., said point being the Northeast corner of the South Half of said Northwest Quarter; thence South 00 degrees 14 minutes 29 seconds West, along the Esst line of said Lot 167 I.T., the East line of said Lot 71 I.T. and the East line of said Lot 14 I.T., said line being the East line of the South Half of said Northwest Quarter, said line being the West line of Lot 105 I.T, a distance of 1,324.38 feet to the point of beginning.

Together with:
A portion of Lot Seventy-Five (75) I.T. described as follows: Beginning at the Southwest corner of said Lot 75 I.T., said point being 33.00 feet East of West line of said Southwest Quarter and 26.70 feet North of the centerline of Court Street; thence, North, along the East right-of-way line of North 14th Street, said line being 33.00 feet East of and parallel with the West line of said Southwest Quarter, on an assumed bearing of North 00 degrees 11 minutes 33 seconds West, a distance of 381.06 feet to an intersection with the South line of Military Road extended, as referred to in said Inst. No. 2002-52035; thence North 89 degrees 49 minutes 02 seconds East, along said extension, a distance of 66.28 feet to a West corner of a parcel of land as referred to in said Inst. No. 2002-52035, said point being a non-tangent point of curvature; thence around a curve in a counter clockwise direction, having a radius of 3,052.00 feet, a delta angle of 04 degrees 50 minutes 18 seconds, an arc length of 257.72 feet, along a West line of said parcel of land, a chord bearing of South 21 degrees 53 minutes 59 seconds East, a chord length of 257.64 feet to a West corner of said parcel of land; thence South 22 degrees 24 minutes 52 seconds East, along a West line of said parcel of land, a distance of 157.18 feet to the Southwest corner of said parcel of land, said point being on the North right-of-way line of Court Street; thence North 89 degrees 16 minutes 57 seconds West, along said North right-of-way line, a distance of 241.05 feet to the point of beginning;

ALSO KNOWN AS:

Lots 15, 45, 69, 71, 72, 73, 74, 75, 79, 104 and 167 located in Section 13, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska;
EXCEPT that part deeded to Joint Antolope Valley Authority, a joint administrative entity in Warranty Deed dated June 10, 2002, recorded August 6, 2002 as Inst. No. 2002-52035; in the records of Lancaster County, Nebraska;
AND ALSO EXCEPT that part deeded to Joint Antelope Valley Authority, a joint administrative entity in Warranty Deed dated August 15, 2003, recorded September 30, 2003 as Inst. No. 2003-98814; in the records of Lancaster County, Nebraska;
AND ALSO EXCEPT that part deeded to Joint Antelope Valley Authority, a joint administrative entity in Warranty Deed dated September 10, 2007, recorded September 17, 2007 as Inst. No. 2007046890; in the records of Lancaster County, Nebraska;
AND ALSO EXCEPT that part deeded to Sanitary District No. 1 of the County of Lancaster, State of Nebraska in Quitclaim Deed recorded May 31, 1944 in Book 350, Page 696; and also in Quit Claim Deed dated December 16, 1911, recorded June 7, 1944 in Book 24, Page 453; in the records of Lancaster County, Nebraska. Said track known as the Oak Creek Channel;

AND

Lot 14, Irregular Tracts in the Northwest Quarter of Section 13, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

City of Lincoln - Lancaster County

ePlan
ePlan Submittal

Application Information			
Application #	[illegible]	Title	STATE FAIR PARK
Associated Requests			

Planning Department Use Only			
Submission Date	12/17/2009	Review Due	12/27/2009
Project Planner	Brandon Garrett		

Review Comments	
Planning	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required
Development Review Manager (Steve Henrichsen)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required
Public Works (Dennis Bartels)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required
Law Department (Rick Peo)	Corrections Needed for Review Insufficient Information for Review Recommend Denial Recommend Approval with Conditions Recommend Approval No Review Required

014

Jean Preister

From: Laurie Richards [lrichards2@neb.rr.com]
Sent: Sunday, January 10, 2010 3:25 PM
To: Recipients
Subject: RE: State Fair Park Redevelopment Area Blighted and Substandard Determination Study
Attachments: Planning Commission.pdf; ATT00003..htm; Industrial Arts Building Rehab Investigation 10-8-09.pdf; ATT00004..htm

Dear Commissioners:

On behalf of Heritage Nebraska, please find the attached information which is of extreme importance as Lincoln Lancaster County Planning Commission makes a determination on the request on whether all or part of the designated STATE FAIR PARK REDEVELOPMENT AREA qualifies as a blighted and substandard area.

We encourage you to examine the attached report commissioned by Heritage Nebraska and the Preservation Association of Lincoln regarding the re-use and rehabilitation of the Industrial Arts Building (IAB). You will also find a letter from Executive Director, J.L. Schmidt, Heritage Nebraska and a link to a video of the IAB demonstrating its historical and cultural significance.

The public hearing for this request will be Wednesday, January 13, 1pm, City County Building, City Council Chambers, 555 S. 10th St, Lincoln. You may read the agenda for the hearing or contact the City Planning Department at: http://lincoln.ne.gov/city/plan/pcagenda/2010/011310.htm

Please see the following letter, report and video regarding the IAB:

HERITAGE NEBRASKA | PRESERVATION

January 7, 2010

Mr. Lynn Sunderman
Chair--Lincoln/Lancaster Planning Commission
7300 S. 27th Street
Lincoln, NE 68512

Re: Request #09010 State Fair Park Redevelopment Area Blighted and Substandard Determination Study

Dear Chairman Sunderman,

On behalf of Heritage Nebraska, I would like to provide you and members of the Planning Commission with some important information regarding the above referenced request. The attached report entitled "Rehabilitation Feasibility Study for the Industrial Arts Building (Ag Hall)" was commissioned by Heritage Nebraska in October 2009 to assess the importance and potential reuse of one building on the State Fair Park.

As you will see, this building and several others at State Fair Park are historically significant to the State and to the City of Lincoln. The Industrial Arts Building is a very worthy candidate for rehabilitation.

The Nebraska State Historic Preservation Officer, at a hearing before the Legislature's Agricultural Committee regarding the moving of the Nebraska State Fair to Grand Island, stated that there are three buildings that are historically important. The Arsenal is currently listed on the Netional Register of Historic Places and the 4-H Building and Industrial Arts Buildings are eligible for listing on the National Register. In our opinion, these buildings should also be considered for Local Landmark Designation.

Because of this determination, any federal assistance for the University of Nebraska's planned Nebraska Innovation Campus, would require compliance with Section 106 of the National Historic Preservation Act and the regulations of 36 CFR Part 800.

We urge you to consider this information carefully as you review this application. If a blighted designation can aid or have no adverse effect on the historic resources of the site, we would urge an affirmative action.

But, if adverse effects are a result and public money is used to remove or destroy important historic resources, we would urge your commission to reconsider the application or amend the application to avoid the adverse effects.

Sincerely,

JL Schmidt
Executive Director
Heritage Nebraska

CC: Mr. Michael Cornelius, Vice Chair, Mr. Dick Esseks, Mr. Jim Partington, Mr. Roger Larson, Ms. Wendy Francis, Ms. Jeanelle Lust, Mr. Leirion Baird, Mr. Tommy Taylor, Mr. Marvin Krout, Mr. David Landis, Mr. Ed Zimmer, Historic Preservation Commission, University of Nebraska Board of Regents

Photo courtesy of Nebraska State Fair

Rehabilitation Feasibility Investigation

for the

Industrial Arts Building (Ag Hall)

Located at the Nebraska State Fair Park
Lincoln, NE

October 8, 2009

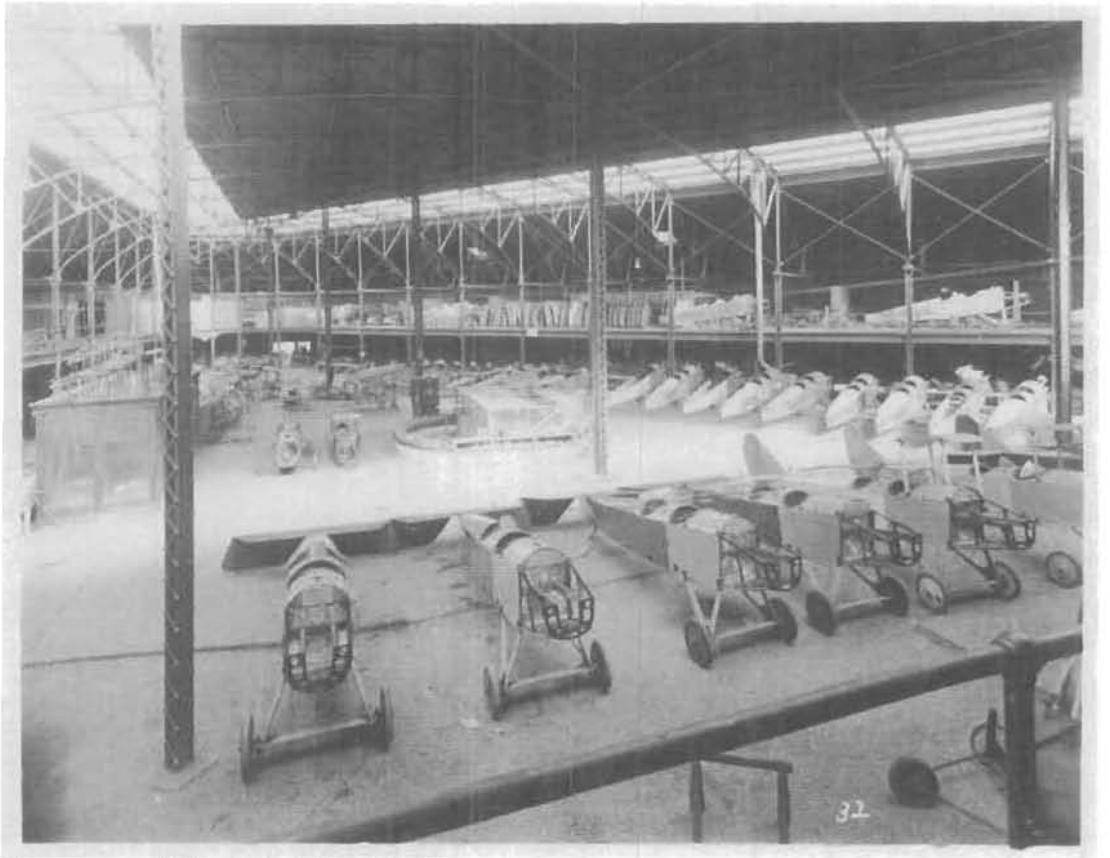

Photo courtesy of Nebraska State Historical Society

Rehabilitation Feasibility Investigation

for the

Industrial Arts Building (Ag Hall)

Located at the Nebraska State Fair Park
Lincoln, NE

October 8, 2009

Prepared by:
Stephen J. Kelley AIA, SE, FAPT, FICOMOS
Jerry Berggren, AIA
Dan Worth, AIA

Prepared for:
Heritage Nebraska
and the
Preservation Association of Lincoln

Rehabilitation Feasibility Investigation
for the
Industrial Arts Building (Ag Hall)
Located at the Nebraska State Fair Park, Lincoln, NE

October 8, 2009

Prepared by:
Stephen J. Kelley AIA, SE, FAPT, FICOMOS
Jerry Berggren, AIA
Dan Worth, AIA

I. Introduction

At the request of Heritage Nebraska and the Preservation Association of Lincoln, a preliminary investigation was conducted on the Industrial Arts Building on the campus of the Nebraska State Park in Lincoln, NE. The State Fair Park is to be transferred to the University of Nebraska who is currently developing a Master plan to transform the site into the Nebraska Innovation Campus (NIC). The preliminary recommendation by the planning consultant in September 2009 was to remove the Industrial Arts Building due to its condition and its inability to be adapted to a new use compatible with the programmed uses at the NIC.

The Industrial Arts Building was constructed in 1913 as Agricultural Hall and known commonly as "Ag Hall" through much of its history. The goals of this investigation were to conduct a visual inspection of the structure, record its architectural and structural conditions, note any deficiencies and develop an opinion on the feasibility of its rehabilitation.

Principal Investigators
The following investigation and report was prepared by Steve Kelley, Jerry Berggren and Dan Worth. Their respective professional qualifications and experience are summarized below:

> Mr. Kelley is a Principal in the firm of Wiss Janney Elstner (WJE) in Chicago, Illinois. WJE is known world-wide for their expertise in materials science and building/structural diagnostics. Steve, who is both a registered architect and structural engineer, has throughout his career of over 25 years contributed greatly to the innovation, technology and science of building preservation. He is a Fellow of the Association for Preservation Technology International (APTI) and is the current President of the International Scientific Committee on the Analysis and Restoration of Structures of Architectural Heritage (ISCARSAH)
>
> Mr. Berggren is a Principal of the firm of Berggren Architects of Lincoln, Nebraska. Jerry is a registered architect with over 25 years experience focused on building renovation and rehabilitation. He is former Chair of the American Institute of Architects (AIA) Historic Resources Committee and has overseen the restoration of some of

Nebraska's most important historic civic structures including county courthouses, historic forts and parks.

Mr. Worth is a Sr. Principal of the firm Bahr Vermeer Haecker Architects of Lincoln and Omaha, Nebraska. A registered architect in over 13 states, Dan has specialized for the past 25 years on heritage preservation, restoration and rehabilitation. He is the past Vice President of the Association for Preservation Technology, an international organization devoted to the sharing and dissemination preservation technology for historic architecture, engineering and landscape architecture. Dan has directed the restoration of many college, university and educational facilities as well as state owned buildings and National Historic Landmarks managed by the National Park Service and the federal government.

Methodology

In order to determine the condition of the Industrial Arts Building, an inspection was performed on September 15, 2009 by Mr. Kelley, Mr. Berggren and Mr. Worth. The structure was visually inspected from grade and on the interior. Structural assemblies and framing configurations were viewed and areas of water leakage through the roof were recorded. Exterior wall and roof envelopes were also observed. No materials samples and analyses were undertaken nor were any detailed structural calculations. The following is a brief analysis and summary of the inspection.

II. Historical Background of Industrial Arts Building (Ag Hall)

The Nebraska State Fair was permanently located in Lincoln, Nebraska in 1901. During an early period of fair expansion and due to the great need for agricultural exhibits including horticulture and floriculture, a new Agricultural Hall (Ag Hall) was constructed in 1913 at a cost of $100,000—complete with a green space and fountain at the interior.

The building whose dimensions are 300 feet on the north, 300 feet on the west, 366 feet on the south and 90 feet on the east was designed to exhibit and display agricultural products from the state of Nebraska. After World War II, the building was used to exhibit agricultural and industrial technology produced in the state. The 93,500 SF trapezoidal building, approximately two stories in height at the exterior, rises to height of nearly four stories at the interior and contains a 36' wide mezzanine around the perimeter at the interior.

On January, 16, 1913 a Bill for $108,000, of which $100,000 was for the erection of an agriculture-horticulture building on the State Fair Grounds and $8,000 for the purchase of land was introduced to the Legislature by Hon. Michael Lee of Omaha and Hon. George Jackson of Nelson. This Bill passed on April 16, 1913 and was signed by Governor John H. Morehead.

Burd F. Miller, a prominent architect from Omaha, NE, contracted with the Nebraska State Board of Agriculture and prepared the design of the new Ag Hall. Mr. Miller was also responsible for the design of the historic Arsenal Building, now a military museum on the State Fair Park, and many other historically significant structures in Omaha and Lincoln. These structures include those located in Omaha's Gold Coast Historic District (607 S. 38th Street), the

Field Club Historic District (3515 and 3507 Woolworth Ave), and in the Dundee Happy Hollow Historical District (106 N 53rd Street, 5605 Harney Street, and 101 S. 54th Street). Another example of Miller's architecture also exists at 2310 Sheridan Blvd in Lincoln, NE.

According to the Secretary's Report contained in the *1914 Annual Report of the Nebraska State Board of Agriculture* ... "we (the state) now have erected one of the best agriculture-horticulture buildings to be found on any state fairgrounds in the United States." The Secretary's Report in the *1915 Annual Report* also cites that.... "This building caused wonderment and delight from not only the citizen's of Nebraska but from those of other states as well. The unique display furnished...was something new in State Fair showing nationwide." Exhibits contained not only agricultural products from a wide range of climatic conditions around the state, but were also instructive and educational in nature providing "information of such a varied character as would take a month of travel to gather from local growing sources." Besides exhibits of Nebraska agriculture, Ag Hall also contained foreign displays and a popular wellness program called "Better Babies". The *1916 Annual Report* noted that the. "...babies' health department has grown to be one of the standard departments of the Fair.....and interest manifested by the mothers in the welfare of their children gives great pleasure to the members of the Board." The report also notes that "during the last two years we have conducted a children's nursery under the north balcony...where children were cared for under the direction of competent nurses during the days of the fair. It is a source of great convenience and help to mothers attending the Fair."

The Industrial Arts Building played an important role in the early years of aviation in Nebraska and for the United States. In 1919, the Lincoln Standard Aircraft Company (originally the Nebraska Aircraft Corporation) bought the entire stock of World War I surplus Standard airplanes as well as surplus 150 hp Hispano-Suiza engines. The company proceeded to replace the Standard Hall-Scott engine, which was underpowered and prone to catch fire when the engine backfired, with the Hispano-Suiza in order to make a more powerful and reliable airplane. Nearly 200 planes were assembled in Lincoln, the first of which were assembled at the State Fairgrounds in Agriculture Hall. During his formative years while in Lincoln, Charles Lindbergh learned to pilot one of these Lincoln Standard Planes. I.O. Biffle, who was Lindbergh's flight instructor, assisted in the assembly of the Lincoln Standard Aircraft in Agricultural Hall as well. *(See Figure#1 through #4)* Biffle and Lindbergh were also two of the first pilots to transport airmail across the country.

Barnstorming became the rage with the Lincoln Standard Aircraft because they were highly maneuverable and relatively inexpensive. Many pilots purchased these planes in Lincoln and some of them gave rides to visitors at the Nebraska State Fair. Later in its history, Agriculture Hall would continue to play a key role in our nation's transportation history with the assembly of the famous Cushman Scooter at Agricultural Hall.

After World War II and with the construction of a new agriculture building, Ag Hall was converted for exhibiting industrial and technological products developed in the state. One reference from the *1948 Annual Report* cited that...."prior to opening of the fair all available space for industrial space was sold out." That year the Burlington Railroad exhibited the newest

and most advanced refrigerated (railroad) car equipment. "This exhibit was highly educational....in how perishable products are transported."

III. Summary of Investigations

Exterior systems

The exterior wall system is composed of brick masonry exterior bearing walls that are punctuated with semi-circular brick masonry arches. The brick used for the exterior is a pressed modular dark red brick and is of very high quality. The brick arches are regularly spaced along entire façade forming an impressive arcade assembly. Each arch contains a decorative architectural concrete keystone white in color. At the arch spring line are horizontal concrete beams (a simulated flat arch) with slightly tapered bottom intrados resting on architectural concrete consoles or brackets. The wall areas above the beams are either in-filled with brick masonry in a solid panel or contain large wood window sashes. Areas below the concrete beams either form entrances into the building interior and are in-filled with small doors and windows or have been bricked up/enclosed with masonry. The brick facades are generally in good condition. Mortar joints are typically sound in most locations. The brick facades contain few if any cracks—the only crack observed of any consequence was at the south east corner. The crack corresponds to a change in foundation depth (a step in the foundation wall from a shallow footing to lower level/basement level) or is due to thermal stresses induced by the length of the façade. The concrete beams within each arch are in fair condition and contain some minor cracking. Cracks appear to align with the bottom of second floor framing system suggesting that the sloping bottom portions may be non-structural and embellishments only. *(See Figures #5 through #10 for typical exterior conditions)*

Each arch is flanked by large engaged brick pilasters. At the top of each pilaster are remnants of what appears to have been either a decorative shield or medallion constructed out of architectural concrete or stamped sheet metal. All the shields have been removed and the remaining substrate has been grouted and painted. A former Director of the Nebraska State Fair noted in a recent interview that several of the original shields were saved during his tenure and may still be stored on site, although he is unsure as to their current location. The medallions could easily be remade from durable substitute materials such as GFRC and reinstalled.

The base of the building is coated with a cement plaster/concrete parging approximately four feet in height. The parging is in fair condition with some areas of delamitation occurring many where vehicles have impacted the building façade or due to leakage around downspouts. The parging can be easily repaired as needed.

At top of the exterior masonry wall and at edge of roof are remnants of what was a sheet metal cornice work. It appears the original cornice has been removed and the remaining top portion of wall was enclosed with a Mapes-type panel. At the roof edge is a continuous rectangular gutter. Drainage from the gutters is provided via round corrugated downspouts spaced approximately at every other bay. The downspouts lead to underground drain pipes leading away from the building. It is unknown if the underground drainage systems are still functioning.

The building's roof system is composed of three-tab asphalt shingles and rolled asphalt roofing. Observations noted three areas where significant areas of the roof covering have failed and the wood decking substrate has rotted allowing water to enter the building. These areas are located mainly at the west and north roof slopes of the roof. Roofing materials are in poor condition and require replacement.

The east façade of the building contains three large overhead doors. The central door has a large concrete ramp and flanking retaining walls which leads to a lower building level while the southern-most door has a concrete loading dock which serves the main arena level. The concrete docks and ramps are in fair to poor condition and exhibit some deteriorated and spalling concrete.

Interior systems

The interior of the Industrial Arts building is essentially one large three to four story-tall volume surrounded at the perimeter by a mezzanine with smaller rooms/spaces directly under the mezzanine. The roof structure is composed of built up steel angles, channels and plates riveted together to form intricate system of roof trusses and columns. Steel members embossed with the word "Lackawanna" indicates the members were fabricated at Lackawanna Steel Plant in Lackawanna, NY. Steel channel purlins span between the steel trusses and support dimensional 2" wood rafters and wood roof decking. All steel members are painted and are in good condition. Some paint failure was observed but was not deemed significant. *(See Figures #11 through #16 for typical interior conditions)*

The mezzanine surrounding the main arena space is supported by a row of columns to which steel floor beams are affixed. The mezzanine floor is composed of concrete slabs resting on beams or bearing walls below. The main floor of the arena is also composed of a grade supported concrete slab except at the northern portion of the space which is located over a partial basement/lower level. Access to the lower level was not provided and the conditions in this area were not observed. Concrete ramps located at the ends of the mezzanines provide access to upper levels. Wood framed stairs also provide access from the main level to the mezzanine level at various locations around the perimeter of the arena. The main floor slab and upper floor slabs are in good to fair condition. Ramps and stairs are all in good to fair condition.

Mechanical/Electrical/Plumbing Systems

The mechanical/electrical and plumbing systems present at the Industrial Arts building are limited to minimal electrical power and lighting, plumbing for restrooms and domestic water, some mechanical ventilation systems. The building has no heat and was originally designed to be ventilated and lighted naturally. Two significant changes have occurred to the building—the skylights have been removed and the electric ventilators have been installed in some of the roof dormers.

Observations noted that the main service entrance for the electrical system was located at the northwest corner at the main floor. Electrical distribution is varied and outdated and includes some rigid conduit, some knob and tube systems and some overhead wiring stretch from column to column. Lighting fixtures are also of various types—both incandescent and fluorescent—and

are old and outmoded. While the exact size and condition of the service is unknown, it will most likely need a total upgrade in size and distribution if a new use is introduced into the structure.

Plumbing systems include the existing restrooms and domestic water and sewer systems. Water lines were observed around the perimeter of the mezzanine and were designed to provide water to the various exhibit areas at both levels. The water supply has been disconnected to the restrooms and perimeter supply lines for what appears to be many years. The condition of the lines and sanitary systems is unknown, but as noted for the electrical systems, rehabilitation would most likely require upgrades and replacement of all plumbing and sanitary systems.

The mechanical systems present at the building are also minimal. Fans for mechanical ventilation were observed in walls and at the roof dormers to assist air movement through the arena during the summer months. No heating or cooling systems were observed for the arena space. Many of the spaces under the mezzanine were not accessed and extent of heating or cooling systems in these areas is unknown. Rehabilitation would certainly necessitate new heating, ventilating and cooling systems to match the programmed uses.

IV. Rehabilitation Feasibility

Based upon the previous discussion and analysis, it is opinion of the authors that the Industrial Arts Building is a very good candidate for rehabilitation. Rehabilitation would be very feasible technically as well as functionally and economically. The building, while having some limited areas of deterioration, is in relatively good condition compared to many structures that the investigators have rehabilitated. The roof can be stabilized with roof repairs to stem the infiltration of water and weather. By simply stabilizing the leaking roof, the building can remain mothballed for several years while rehabilitation planning and design can take place.

Rehabilitation work would entail the replacement of the roofing materials, patching/repairing the damaged wood roof decking, installation of new roof coverings and energy efficient skylights. The exterior masonry walls will require some masonry repairs and tuckpointing. Consideration should also be made to the replacement of removed decorative exterior plaques and cornices. New windows and doors can also be installed to provide a totally renovated exterior envelope. This work, while it seems extensive, is not uncommon to rehabilitation and is typical for a building of this age.

At the interior, the structure is configured such that it can be readily adapted to new uses including offices and educational application, including research laboratories and assembly areas that may be part of the planned Nebraska Innovation Campus program. These uses can be easily "inserted" into the renovated exterior envelope. The grand spatial qualities and unique riveted structural elements can be retained, renovated and celebrated. The historic structural systems and unique space in contrast to new features would create a very inspiring place to work and innovate.

New mechanical and electrical systems would also be included as an essential part of the rehabilitation effort, sized and installed to support the specific programs of the building. The

structure would lend itself nicely to exposed mechanical and electrical systems. As the new roofing systems and interior improvements are installed, additional insulation and sustainable design elements can be included to promote the project as innovative *and* sustainable.

Case Studies of other similar projects

There are several structures similar to the Industrial Arts building that have been rehabilitated for uses that are compatible to those planned for the Nebraska Innovation Campus. Two notable examples include the following.

In Omaha, NE the Union Pacific Rail Road chose to rehabilitate their historic train freight depot into the Harriman National Dispatching Center. This building is similar to the Industrial Arts Building in that it contains a large multi-story space covered by riveted iron trusses, brick/stone exterior walls with arched openings. In the rehabilitation, a new structure was carefully inserted within the renovated shell. The final project contains high-tech dispatching computing systems and supporting offices that control the entire Union Pacific railway system. *(See Figures #17 through #21 for images of the Harriman Dispatching Center rehabilitation)* Please see the following website for more information on the Harriman Center: www.youtube.com/watch?v=uU080ixw8aY

At the University of California Berkley, the Hearst Memorial Mining Building was rehabilitated and seismically updated in 2002 and now houses the UC Berkeley Department of Materials Science and Engineering. The building also supports interdisciplinary research in Nanoscience and Nanoengineering. UC Chancellor Robert M. Berdahl stated that... "The completion of this remarkable renovation is an important milestone. It is a glorious example of preserving our heritage and an even more important example of UC Berkley's determination to propel science and engineering into new areas that will benefit people's lives well into the future." For more information please visit this website: http://berkeley.edu/news/media/releases/2002/09/18_hearst.html *(Also see Figure #22)*

Cost Considerations

The cost for rehabilitation of the Industrial Arts building is an important element in determining its ultimate feasibility. Based upon the conditions observed, the cost to rehabilitate the entire exterior of the building will be less or approximately the same as it would be to demolish and construct a new shell building for the Innovation Campus. In addition, the costs associated for interior fit-out would be similar for either a new building or for a rehabilitated building. However, reuse of a solid building shell rather than demolition and replacement would be a more sustainable approach. From discussions with the consultants planning the Nebraska Innovation Campus, projected costs of $125/SF were noted as a benchmark for constructing a new "shell" building for the NIC campus. Additional costs for "interior fit-out" (costs over and above the shell cost) are expected to range from $125/SF to $200/SF depending upon the program and function. A sophisticated laboratory would be on the higher end of the fit-out budget due to the complexity of the equipment and finish requirements.

We estimate that the costs to rehabilitate the entire exterior enclosure of the Industrial Arts Building would conservatively be in the range of $95/SF to $125/SF, very close or almost equal to the cost of constructing a new shell space. This budget would provide for total exterior

rehabilitation including new roof, exterior insulation, masonry restoration, windows, doors, electrical service, site utilities and some interior improvements to make the space ready for a new use.

Sustainability and the Economic Benefits of Rehabilitation
By choosing to rehabilitate the Industrial Arts building, versus the choice of demolition and new construction, the University would clearly demonstrate an ethic of sustainability. It has been stated publically that one of the primary goals of the Nebraska Innovation Campus is that it be a "model of sustainability" and certainly a creative reuse of the Industrial Arts building would deliver on this promise. Based upon this approach, very real and tangible environmental benefits would result. Hundreds of thousands of pounds of carbon would not be released into the atmosphere, thousands of tons of debris would not be placed in our landfills, and a vast amount of energy would be saved by not demolishing and hauling rubble to the land fill. The economic benefits of rehabilitation are also well documented. More jobs are created and sustained through reuse/restoration projects than are for projects of the same dollar amount for new construction.

From a public education and public relations perspective, a creative reuse/rehabilitation project would send a clear signal to the entire state that the agricultural heritage of Nebraska is important to UNL and will remain a vital component of our educational system and research future.

V. Summary

The Industrial Arts Building (Ag Hall) was designed by a prominent Nebraska architect whose work has achieved some recognition in that many of his structures are included in historic districts within Omaha and Lincoln. The structure also appears to have been unique within the context of State Fairs nationwide for its design and concept of agricultural exhibiting. It is also interesting and significant that the building may have contained one of Nebraska's earliest day care programs as well as an advanced health/ wellness program for rural mothers and babies. And finally, the role that the Industrial Arts Building played in the early history of aviation in Nebraska and the U.S. is very important by its connections with the development of the Lincoln Standard Aircraft and Charles Lindbergh.

Architecturally, the building retains integrity. Perhaps of most significance is the interior spatial character. The large multi-story space is reminiscent of many historic and grand train sheds of late 19th and early 20th centuries in cities such as London or New York. Its unique plan and immense skylight space imparted a sense of grandeur to visitors at the State Fair and reinforced the importance of agriculture to the State of Nebraska. It also gave exhibitors a special space to promote the best agricultural products and technology of the time.

We find that the Industrial Arts building is structurally sound and it is technically feasible to rehabilitate the structure. The building and its context presents a viable opportunity for a creative and exciting place to work at the proposed Nebraska Innovation Campus. The cost of rehabilitation would be less or equal to constructing a new building of equal space. Several other recent similar rehabilitation projects completed by prominent corporations and universities have

sbown that adaptive reuse is viable and makes good business sense while promoting a eulture of innovation *and* sustainability *and* heritage conservation.

We strongly urge that University of Nebraska community, with the assistance of Heritage Nebraska and the Preservation Association of Lincoln, carefully study and promote rehabilitation options for the structure. Options for rebabilitation should be included in the final NIC Master Plan to allow developers the opportunity to plan and rehabilitate the building. By rehabilitating both the Industrial Arts building and the 4-H building, a rieher and more meaningful campus plan will be created for the Nebraska Innovation Campus.

Appendix A—Figures

Figure 1—Historic Interior View at Industrial Arts Building (Ag Hall). Date unknown. Note skylights at roof structure. Photo-courtesy of Nebraska State Fair

Figure 2—Historic aerial view of Industrial Arts Building-view looking northeast. Date unknown. Location of skylights and roof dormers and be clearly seen on this photograph. Photo-courtesy of Nebraska State Fair

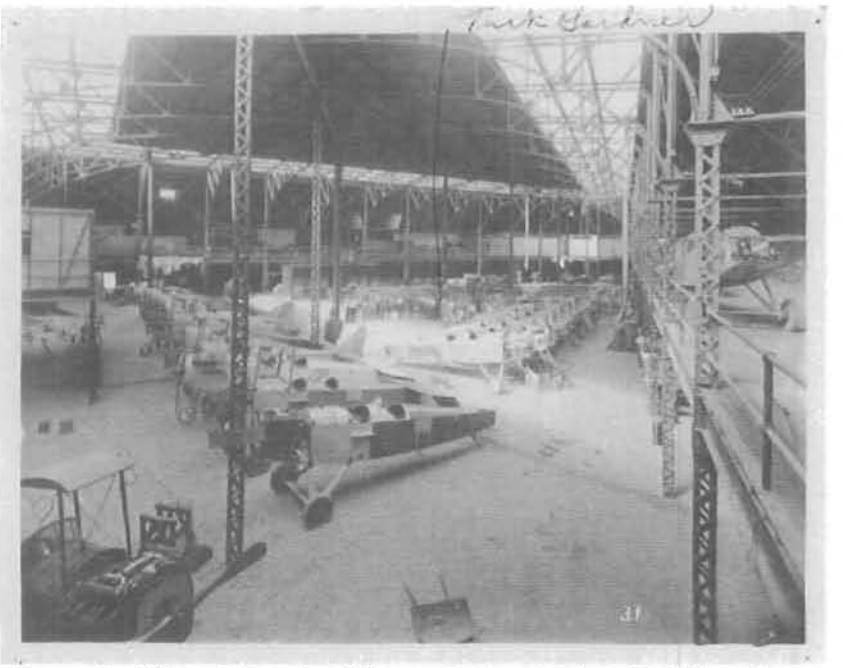

Figure 3—Historic Interior View at Industrial Arts Building (Ag Hall) circa 1920 as it was being used for assembly of the Lincoln Standard Aircraft. Photo-courtesy of Nebraska State Historical Society

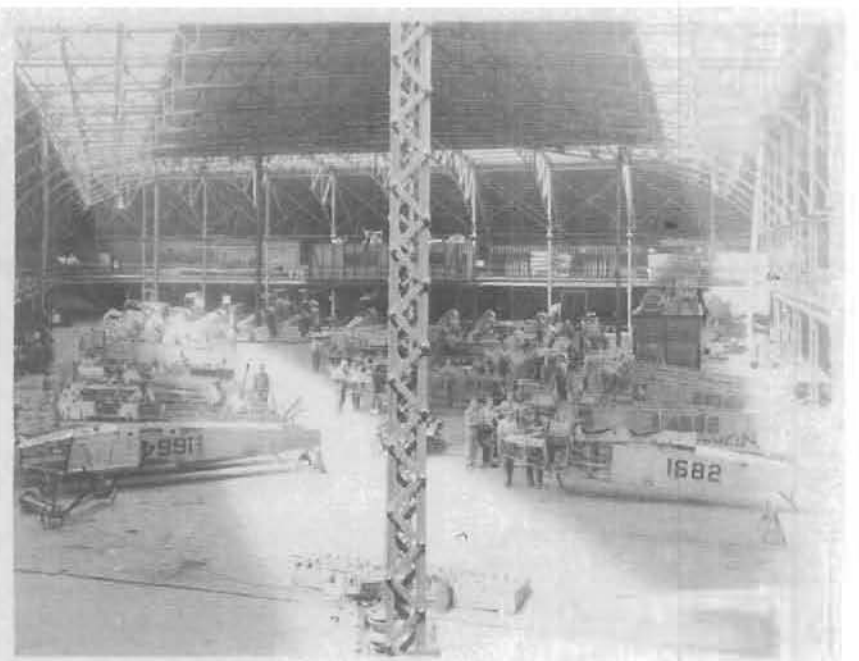

Figure 4—Historic Interior View at Industrial Arts Building (Ag Hall) circa 1920 as it was being used for assembly of the Lincoln Standard Aircraft. Photo-courtesy of Nebraska State Historical Society

Figure 5—View of southwest corner and entrance to Industrial Arts Building. Photo - D.Worth and S. Kelley Sept. 2009

Figure 6—Detail photo of West Façade. Note repetitive façade details including brick masonry arch, architectural concrete keystone, brick masonry pilasters, concrete flat arches/beams. Also note removed medallions at pilasters and removed cornice at roof edge now wrapped in Mapes panels. Photo - D.Worth and S. Kelley Sept 2009

Figure 7—Detail of architectural concrete keystone at brick arches. Keystones are typically in good condition. Photo - D.Worth and S. Kelley Sept 2009

Figure-8—Detail at flat arch support bracket. Observations note some minor cracking at brackets that are non-structural in nature. Photo - D.Worth and S. Kelley Sept 2009

Figure 9—Photo detail of west façade and roof area. Note deteriorated roof coverings and dormers modified with mechanical louvers and fans. Photo - D.Worth and S. Kelley Sept 2009

Figure 10—Photo of east façade. Note concrete ramp and retaining walls leading to lower level. Photo - D.Worth and S. Kelley Sept 2009

Figure 11—Photo at interior of Industrial Arts Building-view looking north from upper mezzanine. Photo - D.Worth and S. Kelley Sept 2009

Figure 12—Photo at interior-view looking southwest from upper mezzanine. Note the large tall volume of space at the center of the building which is surrounded by a mezzanine on all sides.
Photo - D.Worth and S. Kelley Sept 2009

Figure 13—Detail of area where roofing has failed and allowed water to deteriorate roof decking. Photo - D.Worth and S. Kelley Sept 2009

Figure 14—Detail of riveted structural steel trusses and columns-taken from mezzanine level. Photo - D.Worth and S. Kelley Sept 2009

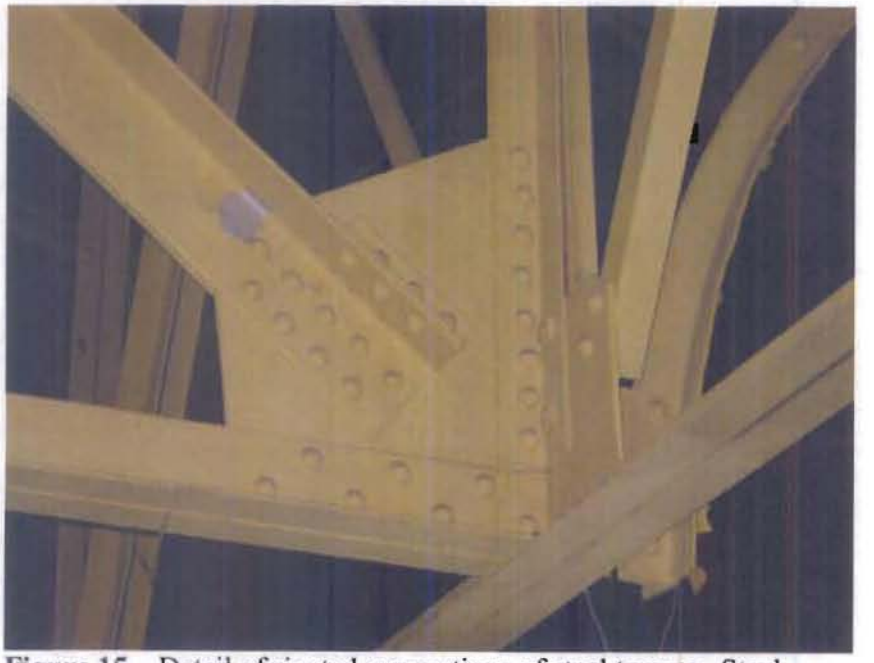

Figure 15—Detail of riveted connections of steel trusses. Steel structure is in good condition overall. Photo - D.Worth and S. Kelley Sept 2009

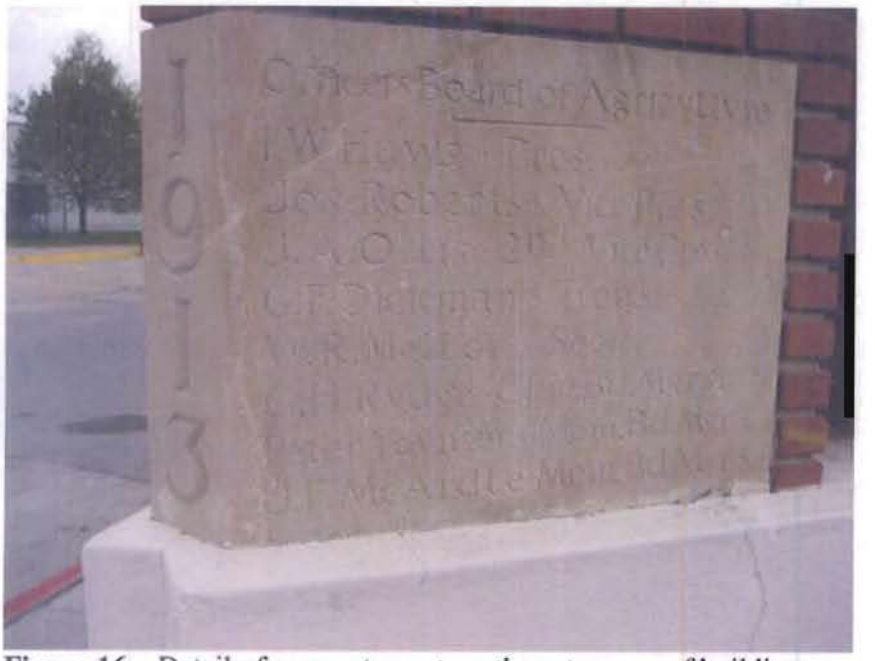

Figure 16—Detail of cornerstone at southwest corner of building.
Photo - D.Worth and S. Kelley Sept 2009

Figure 17—Union Pacific Harriman Dispatching Center, Omaha, NE –West façade after rehabilitation. Photo-courtesy of BVH Architects

Figure 18—Union Pacific Freight Depot prior to rehabilitation into the Harriman Dispatching Center. The condition of the structure was in worse condition than the Industrial Arts Building is presently. The structural system and masonry are approximately 25 years older than the state fair structure. Photo-courtesy of BVH Architects

Figure 19—Interior of UPRR Harriman Dispatching Center. Note similarities to Industrial Arts Building structure and spatial character. Also please due to interior height, the new structure was placed inside the historic freight house and is independent of the original walls and roof structure. Photo-courtesy of BVH Architects

Figure 20—Interior photo of UPRR Harriman Center showing open office placed on top of new structure and inside historic freight house. Photo-courtesy of BVH Architects

Figure 21—Interior detail of UPRR Harriman Center after rehabilitation. Photo-courtesy of BVH Architects

Figure 22—the gallery of the Hearst Memorial Mining Building at UC Berkley after extensive rehabilitation. It now houses the Department of Materials Science and Engineering and nanosciences/nanoengineering research. *Photo-courtesy UC Berkley*