City Council Introduction: May 5, 2014 BILL NUMBER: 14R-122

Public Hearing: May 12, 2014, 3:00 p.m.

Date Factsheet Prepared: April 28, 2014

FACTSHEET

TITLE:	Declaration of Blighted and Substandard for the Van Dorn Redevelopment Area #2	**BOARD/COMMITTEE:**	Planning Commission
APPLICANT:	Director of Urban Development	**RECOMMENDATION:**	A finding that there is a reasonable presence of substandard and blighted conditions
STAFF RECOMMENDATION:	A finding that there is a reasonable presence of substandard and blighted conditions	**OTHER DEPARTMENTS AFFECTED:**	Urban Development
SPONSOR:	Planning Department	**OPPONENTS:**	None

REASON FOR LEGISLATION

Request for Resolution for Council action declaring the "Van Dorn Redevelopment Area #2" as set forth in the Van Dorn Redevelopment Area #2 Blight and Substandard Determination Study, as a blighted and substandard area as defined in the Nebraska Community Development Law. The study area consists of an estimated 289.1 acres, more or less, of which approximately 56.2% has been developed. The Redevelopment Area is generally bounded by S. 1st Street to the west, Calvert Street to the south, vacated railroad right-of-way west of 8th Street adjacent to Standing Bear Park down to Van Dorn Street to the east, and the north property line of Sawyer Snell Park to the north.

DISCUSSION / FINDINGS OF FACT:

1. The Urban Development Department has requested a review of the Van Dorn Redevelopment Area #2 Blight and Substandard Determination Study declaring the Van Dorn Redevelopment Area #2 as blighted and substandard.

2. The staff recommendation finding a reasonable presence of substandard and blighted conditions is based upon the "Analysis" as set forth on p.3-5, concluding that the consultant study determines that the Van Dorn Redevelopment Area #2 qualifies as substandard and blighted within the definition of the Nebraska Community Development Law. The Substandard and Blight Determination Study is consistent with the redevelopment and revitalization activities identified in the 2040 Comprehensive Plan. The staff presentation is found on p.7-10. Testimony in support is found on p.10-11. There was no testimony in opposition.

3. On April 16, 2014, after considerable discussion about city-owned land being included in the potential blighted and substandard area, the Planning Commission voted 8-0 to find that there is a reasonable presence of substandard and blighted conditions (Scheer declared a conflict of interest). (See Minutes, p.11-12).

POLICY OR PROGRAM CHANGE: ____ Yes X No

OPERATIONAL IMPACT ASSESSMENT: None at this time.

COST OF TOTAL PROJECT: N/A

RELATED ANNUAL OPERATING COSTS: N/A

SOURCE OF FUNDS:

CITY:

NON CITY:

FACTSHEET PREPARED BY: Jean Preister, Administrative Officer **DATE:** April 28, 2014

REVIEWED BY: Marvin Krout, Director of Planning **DATE:** April 28, 2014

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for April 16, 2014 PLANNING COMMISSION MEETING

PROJECT #: Miscellaneous No. 14001
Van Dorn Redevelopment Area #2,
Blight and Substandard Determination Study

PROPOSAL: The Urban Development Department has forwarded a request to review the Van Dorn Redevelopment Area #2 Blight and Substandard Determination Study and to recommend the Area to be declared substandard and blighted.

LOCATION: An area generally located north of Calvert Street up to and including Sawyer Snell Park, east of South 1st Street, west of the railroad tracks near S. 6th Street . The property also includes Standing Bear Park and the properties south of Standing Bear Park to Van Dorn Street.

LAND AREA: 289.1 acres, more or less

CONCLUSION: The consultant's study determines that the Van Dorn Redevelopment Area #2 qualifies as substandard and blighted within the definition set forth in the Nebraska Community Development Law, Nebraska Revised Statutes§18-2103. The Substandard and Blight Determination Study is consistent with the redevelopment and revitalization activities identified in Lincoln-Lancaster County 2040 Comprehensive Plan.

RECOMMENDATION:
Finding that there is a reasonable presence of substandard and blighted conditions in the Van Dorn Redevelopment Area #2 as per §18-2103 (11) Nebraska Revised Statutes.

GENERAL INFORMATION:

LEGAL DESCRIPTION: See Attached

EXISTING ZONING: P Public, I-1 Industrial, R-2 Residential

EXISTING LAND USE: Park Land, Vacant Land, Industrial uses and Residential

SURROUNDING LAND USE AND ZONING:

North: I-1 zoning industrial uses
South: P Public zoning - Wilderness Park
East: R-2 Residential - single and two family housing
I-1 zoning industrial uses
West: I-1 zoning industrial uses
P Public zoning - Wilderness Park

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Lincoln and Lancaster County Comprehensive Plan identifies this area as Open Space and Industrial in the Future Land Use Plan. (p.1.9)

Maintain and encourage businesses that conveniently serve nearby residents, while ensuring compatibility with adjacent neighborhoods. (p. 5.14)

Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses, and take steps to ensure expansions are in scale with the adjacent neighborhood, are properly screened, fulfill a demonstrated need and are beneficial to health and safety. (p. 5.14)

Mixed Use Redevelopment should: Target existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infrastructure. (p. 6.2)

ANALYSIS:

1. §18-2109 Nebraska Revised Statutes: "An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing...declared such area to be a substandard and blighted area in need of redevelopment. The governing body of the city shall submit the question of whether an area is substandard and blighted to the planning commission or board of the city for its review and recommendation prior to making its declaration...."

   This is a request to determine whether the Van Dorn Redevelopment Area #2 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 requests the blight determination study be reviewed by the Planning Commission for conformance with the Comprehensive Plan.

3. This area is designated as Green Space and Industrial in the Comprehensive Plan.

4. The developer hired Hanna:Keelan Associates P.C. 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.

5. The area comprises approximately 289.1 acres. According to the land use categories identified in the Blight Study, a majority of the property is vacant approximately 43.8% and 28.3% of the land is park/ recreational with 8% commercial, 3% public/quasi public 0.5% single family, 0.7% industrial , 8.1% streets and 7.2 % railroad corridor.(see page 18 of blight study)

6. 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:
   1) Dilapidation/deterioration

2) Age or obsolescence
3) Inadequate provision for ventilation, light, air, sanitation or open spaces
4) a) High density of population and overcrowding; or
b) The existence of conditions which endanger life or property by fire and other causes; or
c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

7. According to the Blight Study, the area qualifies as **substandard** because:
1) Of the 25 total structures surveyed 7 structures were identified as deteriorating with minor to major defects. (p. 25)
2) Based on field evaluation 11 of the 25 structures are over 40 years of age (44%). (p. 26)
3) Inadequate provision for ventilation, light, air, sanitation, or open space is evidenced by deteriorating site features such as parking lots, driveways, curbs, and above ground storm water drainage systems; and aging sewer and water mains over45+ years old,. (p. 27)
4) Building conditions, age of water mains, and age of structures contribute to a strong presence of conditions which endanger life or property by fire. (p. 29)

8. A **blighted** area is defined in the Nebraska Revised Statutes as having the presence of one or more of the twelve following conditions:
1) A substantial number of deteriorated or deteriorating structures;
2) Existence of defective or inadequate street layout;
3) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4) Insanitary or unsafe conditions;
5) Deterioration of site or other improvements;
6) Diversity of ownership;
7) Tax or special assessment delinquency exceeding the fair value of the land;
8) Defective or unusual conditions of title;
9) Improper subdivision or obsolete platting;
10) The existence of conditions which endanger life or property by fire or other causes;
11) Other environmental and blighting factors
12) One of the following five conditions:
a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
b) The average age of the residential or commercial units in the area is at least 40 years;
c) 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;
d) 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

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

9. The study found the following 10 **blighting** factors to be present from a reasonable to a strong extent in the study area:
   1) Structures were classified as follows: 3 deteriorating structures with major defects; 4 deteriorating structures with minor defects; 18 were structurally sound. (p. 33)
   2) Most of the public streets are in "fair" to "good" condition the private parking areas and driveways are in "fair" to "poor" condition. Streets are with inadequate speed control devices. There is also a lack of interior street system on a large vacant lot south of Speedway Circle. (p. 35)
   3) Lot layout is inefficient for the land use due to diagonal streets and railroad lines (strong presence of factor). (p.36)
   4) Unsanitary or unsafe conditions due to age and quality of structures and aging public utilities. (p. 37)
   5) Deterioration of site improvements such as sidewalks, driveways, service drives, and loading docks. A total of 80% of parcels have no public sidewalks and 48% of the parcels have gravel or dirt surfaced parking areas. (p. 38)
   6) Diversity of ownership is a factor with16 different owners having interest in the area. (p. 39)
   7) Tax or special assessment delinquency was NOT a contributing blight factor for this area. (p. 40)
   8) Defective or unusual conditions of title was not reviewed by the consultant. (p. 41)
   9) The several irregular tracts have nonconforming configurations that would not support today's development standards according to the consultant. (strong presence of factor). (p. 42)
   10) Conditions which endanger life or property by fire and other causes is present due to the presence of 11 of the 28 structures were built prior to 1974, aging public utilities, deteriorating buildings, and fair to poor overall site conditions. (strong presence of factor). (p. 43)
   11) Other environmental and blighting factors include functional and economic obsolescence as well as undevelopable lots . (strong presence of factor). (p. 45)
   12) Additional blighting conditions: The average age of structures in the area is over forty years old.(strong presence of factor). (p. 46)

10. The study finds a strong presence 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, 10 are reasonably to 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.

11. The Blight Study is on file with the Urban Development Department and the Planning Department.

Prepared by:

Christy Eichorn, Planner
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ceichorn@lincoln.ne.gov

DATE: March 26, 2014

APPLICANT: David Landis, Director
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MISCELLANEOUS NO. 14001

PUBLIC HEARING BEFORE PLANNING COMMISSION: April 16, 2014

Members present: Beecham, Cornelius, Corr, Harris, Hove, Lust, Sunderman and Weber; Scheer declared a conflict of interest.

Staff recommendation: A finding that there is a reasonable presence of substandard and blighted conditions.

There were no ex parte communications disclosed.

Staff presentation: **Christy Eichorn of Planning staff** appeared and corrected a mistake in the staff report on the first page which referred to the"Piedmont" area rather than "West Van Dorn Redevelopment Area #2".

Proponents:

1. David Landis, Director of the Urban Development Department, showed the area that is being considered as substandard and blighted. It is located in an industrial area with no parking and no entry at certain points – a rather good portion is open area. It is ideally suited for the purpose for which Urban Development brings this study and its subsequent action. There is a developer interested in the property which has formed a team with local soccer operatives who want to have 10 fields, including a championship field, and some other uses and parking. Urban Development is preparing to bring a redevelopment plan to the Planning Commission in two weeks. Urban Development is currently negotiating a redevelopment agreement with the developer.

Landis noted that Hanna Keelan found four of the blighted conditions present and ten of the twelve substandard conditions, including deterioration in some of the structures; 78% of the structures that are housing are almost 80 years old; commercial buildings are about 30 years old; the infrastructure is substandard – streets are without sidewalks, asphalt is in pieces, and the water mains are made of obsolete materials too small for the area and are 45 years old; there are commercial buildings that are not storing everything inside; there are some commercial structures and residential properties which are not in good shape and 30% are dilapidated. It is an area that does not have a great deal of traffic today, but imagine 10 soccer fields filled with soccer players and family members. The developer is prepared to improve the infrastructure. There are substandard and blighted conditions and there are places where TIF (tax increment financing) can be used.

The report done by Hanna Keelan justifies a finding of blight and substandard. This is part of a longer process that specifically implicates this land and its designation for redevelopment if given permission to proceed.

Lust noted that the proposed development area is in a grassy area that was once a sod farm, but the findings of the blight study are the result of the buildings in a wider area. Landis suggested that this is not a cornfield outside of town. It is ripe for redevelopment and it has not occurred because the roads are not good and the connectivity is not good.

Lust expressed her concern that the so-called "blighted" properties do not necessarily benefit from the development. How is the development going to assist blighted properties in the area? Landis acknowledged that the blight designation will not improve a house that is in this area with all of their grandfathered property rights, even those dilapidated. The blight study is a tool, but someone has to say they want to redevelop. It is not a city-initiated project. The private developer is here and the City would like to be ready because there are blight and substandard conditions. This tool is available in this location. The existence of the tool might encourage that which is not happening now. If we wanted to, we could have asked that the boundaries merely include that area but because of the age of the infrastructure, additional areas were included which Urban Development believes are in need of redevelopment. The area is also drawn as it is because if there is a rising tide of resources, those resources can be spent in that area. Once the developer's TIF is used and grows on in time, the valuation grows and we have TIF resources in this area not necessarily assigned to the developer, the TIF funds could be used for the three parks that are not in particularly strong condition. This could be a rising tide for some of our own resources.

Lust inquired whether there will be any infrastructure improvements in the development. Landis suggested that there will be connectivity of Van Dorn Street into a sports park; this will allow the streets to happen which might not happen without this tool; we will get linkages to bike trails linking to the soccer fields, which is a public benefit; and we will have some new structures that will serve private and public needs. The reason we are here today is because we have a development that we want to have and it will be back before the Planning Commission.

Lust inquired whether there will be any improvement in the parking. Landis acknowledged that there will be a significant parking area designated. The parking will not push into the neighborhood or industrial areas.

Hove confirmed that the developer owns just the piece to the south of Hwy 2, and most of the property is in the floodplain. **Darl Naumann, Ayars & Ayars,** project manager for the redevelopment, approached, stating that Speedway Motors owns the area just north of Highway 2 as well as the development to the south. Hove then suggested that everything beyond up to the north is either city-owned or parks. Naumann further responded that the developer is looking at constructing an indoor soccer complex, volleyball complex, and basketball complex, plus 10 outdoor soccer fields, one being an all-weather turf field. There will be parking in the center of the development.

Landis stated that this development will not be at the cost of our Parks and Recreation budget. There are some un-owned sections of our parks because we don't have the budget.

Beecham wondered whether the sidewalk connectivity will extend to the ball fields that are there now or just the new area. Naumann stated that the sidewalks will go around the parking lot

connecting the fields all the way throughout the project. Landis pointed out that the project area is the development area. We are not going to get sidewalks for the parks property. We are not asking them to build sidewalk on city property.

Lust then inquired whether the property would still be considered blighted if the city-owned property were not included. Landis responded, “yes”. Ultimately, there may be resources that may be used for a civic purpose.

Naumann confirmed that all of the property is in the floodplain, and that 500' is being protected by the levee on Salt Creek. There is almost a “no build zone” for 500'. That is where the soccer fields will be developed. The developer is being very careful to work with the floodplain and NRD to make sure they are in compliance. Landis believes those discussions are occurring simultaneously, including Watershed Management, and to the best of his knowledge, he believes the proposed development meets the city standards with respect to construction in the floodplain. The City adopts a higher standard when there is a TIF project rather than a private development.

Beecham noted that a majority of the houses are 85 years or older, but the age does not concern her. She wanted to know a little more about the condition of the houses and what the ramifications are for those homeowners being in a blighted area. Landis assured that the blight designation does not affect property values. He understands that people do not like the name, but if the houses are 70 years old, they are probably built with substandard insulation and infrastructure and if you were to treat it with a bright future, you would do all of the things you do to preserve that and then keep its historical integrity. A property that is 50-60 years old will not meet current building (plumbing and electrical) standards; those houses exist appropriately with grandfathering clauses on all of these issues. In general, the present conditions -- not every structure – invite redevelopment.

Beecham asked whether the owners of these homes have been notified. Landis stated, “no”. He does not know that any particular unique notice other than public notice of the process has been issued. Naumann offered that the developer is going to have a neighborhood meeting on April 23rd. All of the neighbors in the surrounding area have been invited to attend.

Lust pointed out the three tiny fingers of one property that goes into residential that is marked on page 20 of the blight study. Landis explained that on occasion the boundaries run out onto the public right-of-way where, if we had resources, there might be improvements that we could make in public rights-of-way, e.g., in Downtown and Block 68, the redevelopment area includes the public rights-of-way in connecting streets. And we do that for the purpose that says ultimately we may want to be able to use resources created by this development in the city right-of-way.

Beecham asked whether the owners of the other buildings and businesses have been invited to the neighborhood meeting or notified in any way. Landis suggested that the neighborhood meeting will be their first opportunity to speak to this.

Wynn Hjermstad of Urban Development showed the location of the houses within the blighted area. Hjermstad also advised that the pictures shown were not taken during Midget football. The first picture of the road was from one of the parks – the parks are tired. As far as historic, Urban

Development did consult with Ed Zimmer to review the whole area and there were no historic housing or structures found. There is some history with the parks, which will be discussed in the redevelopment plan. In terms of contacting residents, Urban Development does not generally notify the property owners during the blight study because it is more of an administrative function. Once we get to the planning stage and a project, that is when the neighbors are brought into the discussion. The statutes are pretty objective and it's either blight or substandard or not. It is not really something upon which the public can provide input.

Beecham stated that she is struggling with that because she worries that we are going to send out an announcement to these businesses and residences saying they are declared blighted. Hjermstad advised that they will not get that announcement. The only time they will know is if there is a redevelopment plan and a project, and then a TIF district is established. They will see a line item on their property tax statement referring to the TIF district showing what portion of their taxes go into the TIF funding. That is really the only notification of the blight that they get. It does not change their taxes.

Hove inquired whether it is typical to have this much public zoned area in a blight study. Landis stated that it is not unusual to have public land. This is probably more than common, but we do reach out to make sure there are public spaces as well because there may be resources generated by the project that could be used for public purposes. We have been careful to draw some of our recent redevelopment plans to include right-of-way because we think there is a relationship between the project, which often draws more traffic, and we want the landscaping to harmonize. Do we make it a habit of reaching out for any close-by public land? No, not necessarily. And he does not believe it is unusual in this case. Landis does not believe that the City has been shy about putting ancillary lands in beyond where we think a development is coming. We would like to be ready to help in other ways in that area.

Lust inquired whether there is substandard infrastructure outside of the parks property. Hjermstad stated that there is. A lot of the roads are not in very good shape. In the area of the project, there are no roads so there is definitely infrastructure lacking there, and sewer and water will be extended into those areas.

Support

1. Derek Zimmerman, Baylor Evnen, 1248 O Street, #600, appeared on behalf of the developer. He suggested that there is a mis-perception that blight equals slum, and that is not accurate. We have a strict statutory standard for what is declared blighted. Conditions of structures is one factor, but there are several other factors that have been identified as well, including irregularity of lot sizes and infrastructure that is either deteriorating or non-existent.

Zimmerman shared some photographs of a general site plan coming off of West Van Dorn. The road shown does not now exist and it will be constructed to current standards. There is an LES easement and substation with right-of-way issues that will be cleaned up. This is to accommodate what we anticipate to be a fully developed project. Parking has been discussed with Planning and

Urban Development staff and they are comfortable that more than enough parking is being provided to accommodate the needs.

Zimmerman offered that this project will turn a blighted area from what is essentially nothing with no infrastructure or other factors that are identified in the blight study. The neighborhood meeting on April 23rd is the opportunity to discuss the project – not the blight study itself. The blight determination is for a number of factors beyond just the residential structures. The report identified 10 blight factors – you only need one and there are ten.

2. Andrew Ferguson, Sporting Lincoln Soccer Club, testified in support. He has been doing business in this area for the last four years. They have outgrown their current building; they already have traffic issues; the club needs to be able to grow with the indoor and outdoor facilities side by side. They want to stay in this area. He has discussed this project with Speedway Properties. Building a complex like this is extremely unique and he definitely needs the assistance because of the roadway and infrastructure needed. Their current membership is over 700. The complex will be entertainment – providing things for kids to do on Friday and Saturday night.

There was no testimony in opposition.

Staff questions

With regard to "an area is blighted or it is not", Harris wondered how straight forward that is from a legal standpoint once you have fulfilled the criteria. Zimmerman responded that as he reads the state statute, if there is a finding of those conditions, then a blight designation is justified and warranted. You are dealing with things like infrastructure and lot layout, and those factors are present in this case. Landis further suggested that the statute allows city councils to designate the blight standard. Lincoln is remarkable in that it asks for a blight study to be done. Many jurisdictions do not. They would be subject to a challenge by a taxpayer and it would be a factual question. The factual question would be whether or not a sufficient number of these conditions listed in the study were present in the location so marked by the city council. There are very few court cases about TIF in this state. He does not know of a case where they have been overruled. It is clear that not every structure has to meet the conditions. It is whether or not the conditions are present – not uniformly. In the end, Lincoln has been confident that if a planner takes 200 pictures – walks the streets; identifies places that are in disrepair; asks about the age of the infrastructure; locates when and where it was built; and identifies the mapping of the legal ownership showing irregular lot sizes, our confidence of meeting the legal test is very high. Since 1979, to his knowledge, the City has not been challenged on a blight study. The City Council acts in good faith.

Lust inquired whether Hanna Keelan has ever been hired and not found the area blighted. Landis responded, "yes".

Beecham indicated that she is struggling about the difference between an old industrial area and a blighted area. Landis explained that the difference is that it is substandard under today's standards – not the standards used 40 years ago when it was built. It is not difficult to find substandard conditions when we raise our standards over time. The infrastructure at that time may

not be what we need now. We don't have the money to dig up that pipe. The building may not look ugly but it could be supported by substandard infrastructure. We are going to rip up some obsolete building materials and obsolete pipes, and part of the infrastructure replaced will bring it up to today's code. It will be very common that age will affect substandard and the reason is that the standards were considerably lower than they are today. There is a relationship between age and substandard.

Lust stated that overall, she supports the project. Her question is, how do we answer the people that say that the city has let its own property in this area become substandard and blighted and included as part of a redevelopment area in this blight study in order to benefit a private developer? Landis suggested that if and when that questions comes, the individual should be shown the area, ask them to drive through it, and tell you if this is an area where the city would like to invite redevelopment – because Landis believes it will meet a common sense "drive the neighborhood" standard. The proposed use will be an improvement of what's there and it will be a good thing. We would want to do it here rather than where it will naturally occur otherwise. Drive this area and you will see that the market needs help to build this area. It's about redirecting the force of the private sector to where it is not as easy because of the additional cost but good for the city to have it be done in those areas.

ACTION BY PLANNING COMMISSION: April 16, 2014

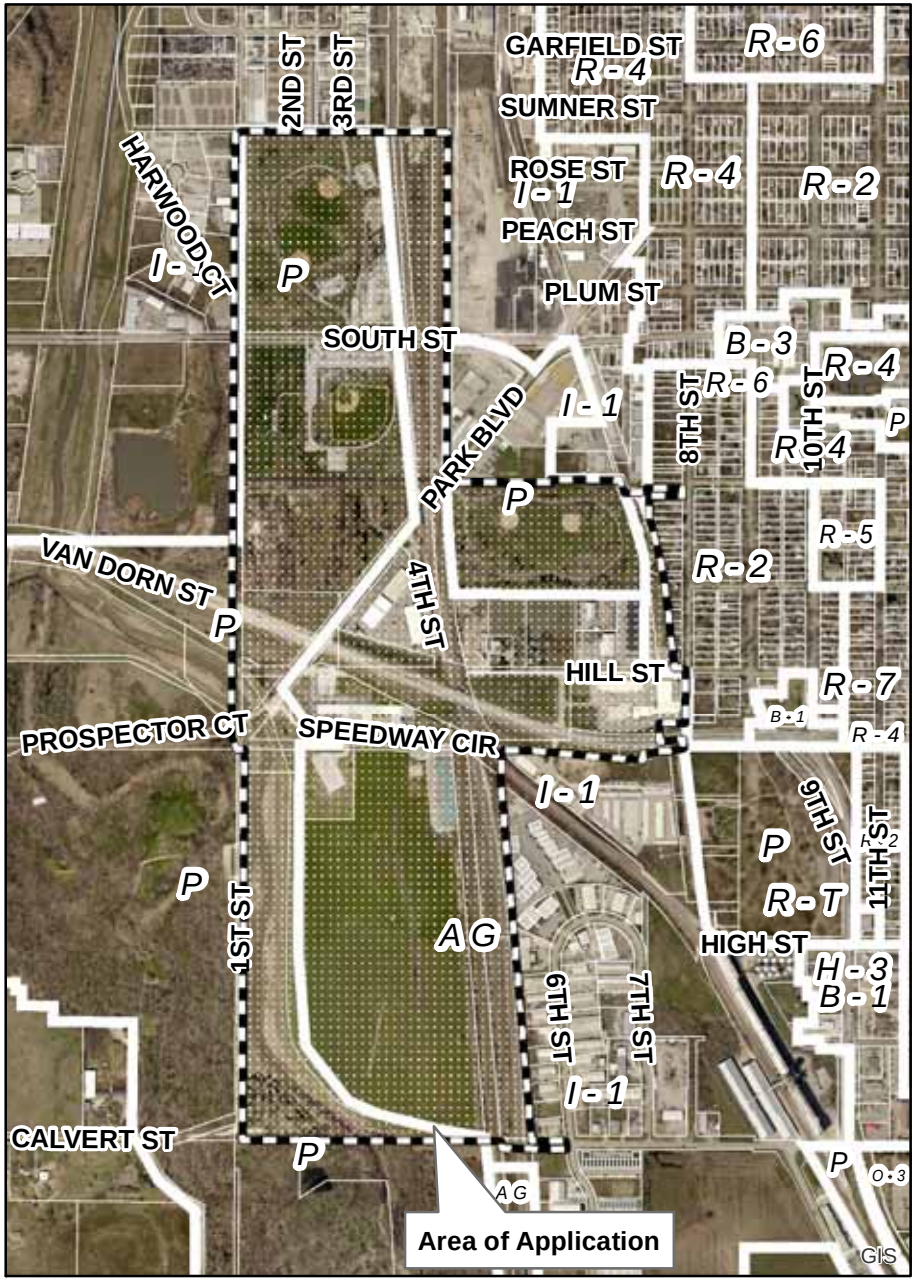
Hove moved to approve a finding that there is a reasonable presence of substandard and blighted conditions, seconded by Sunderman.

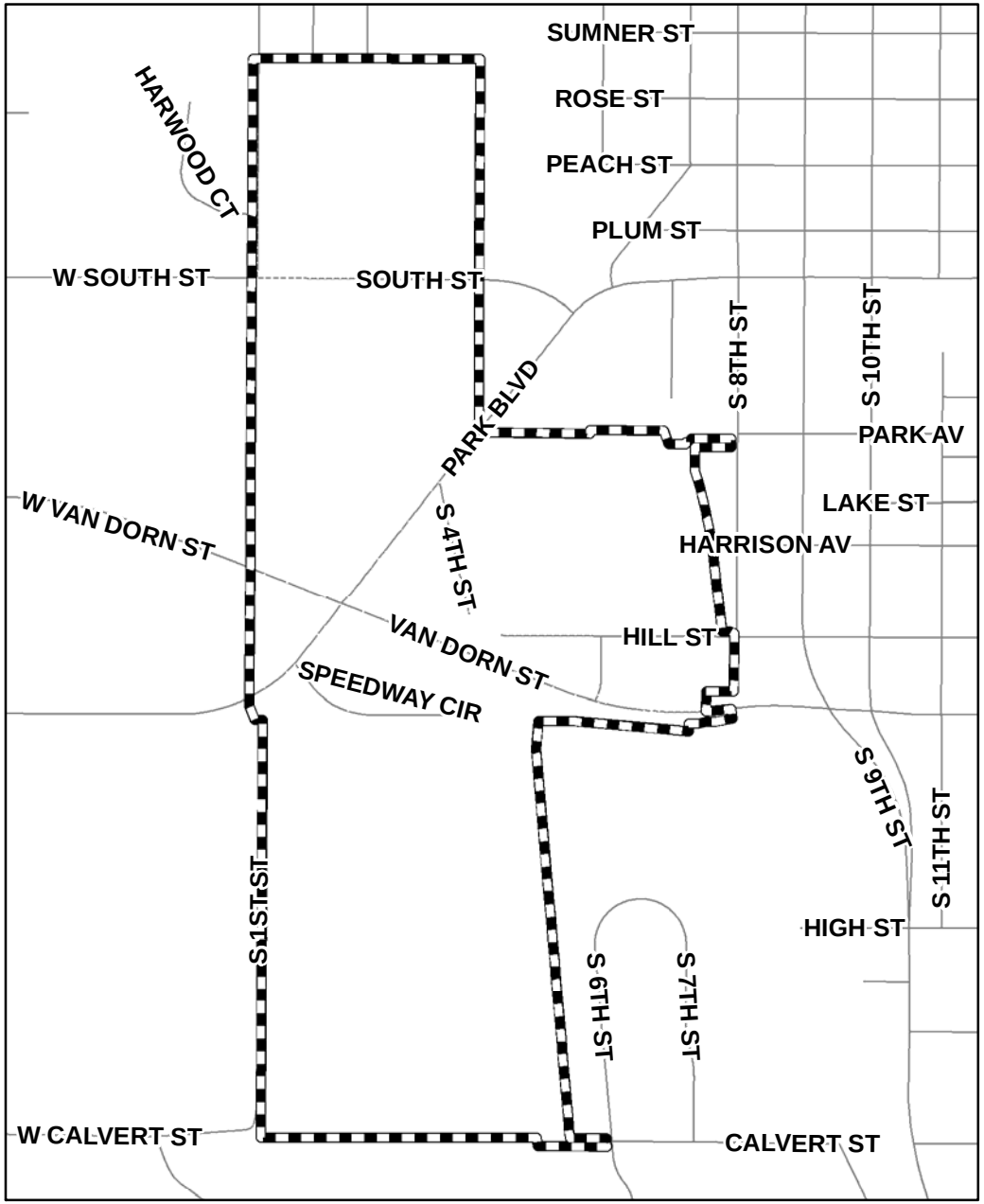
Cornelius suggested that the city has not had the resources to bring the city-owned property up to the level that we would like and that it why it is in the condition that it is in. This is giving us an opportunity to direct some of the funds that would come from TIF to these areas.

Beecham commented that she recognizes that not having had the public meeting yet does not preclude the Commission from making a decision, but she has known plenty of neighbors who have gotten really upset when they found that their property has been blighted. She would rather the neighbors knew about this before the blight study.

Lust stated that she will support the motion. It does, however, concern her somewhat when we have these blight studies where the overall area is blighted. She is hopeful that people that live in that area are the ultimate beneficiaries of the project. Overall, she believes it is a good project for the area and she will agree that the area does meet the blight and substandard determination.

Motion carried 8-0: Beecham, Cornelius, Corr, Harris, Hove, Lust, Sunderman and Weber voting 'yes'; Scheer declared a conflict of interest. This is a recommendation to the City Council.





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Miscellaneous #14001
Van Dorn Redevelopment Area #2

CITY OF LINCOLN
NEBRASKA

MAYOR CHRIS BEUTLER
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Urban Development Department
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March 18, 2014

Marvin Krout, Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Marvin:

Enclosed is the *Van Dorn Redevelopment Area #2 Blight and Substandard Determination Study*. The Study was completed in March 2014 by Hanna:Keelan Associates, P.C.

Please forward the Study to the Planning Commission for their earliest consideration and review for conformity with the Comprehensive Plan. My understanding is that it should be on the April 16, 2014 Planning Commission agenda.

If you have questions or need additional information, please contact me at 441-8211 or by e-mail at whjermstad@lincoln.ne.gov. Thank you.

Sincerely,

Wynn S. Hjermstad

Wynn S. Hjermstad, AICP
Community Development Manager

cc: Dave Landis, Director, Urban Development

enc.

LINCOLN
The Community of Opportunity

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law,** Section 18-2103, to the designated **Van Dorn Redevelopment Area #2** in Lincoln, Nebraska. The results of this **Study** will assist the City in declaring **Van Dorn Redevelopment Area #2** as both **blighted and substandard.**

Location

The referenced **Van Dorn Redevelopment Area #2,** in the City of Lincoln, Nebraska, includes the following Property IDs and Parcels:

Property IDs and Legal Descriptions:

1. **10-35-107-017-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT THAT PART OF LOT 51 NW LYING E OF A LINE 50' EAST OF (AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF THE B.N. RAILROAD MAIN TRACK.
2. **10-35-107-003-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 52 NW.
3. **10-35-300-004-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 70 SW.
4. **10-35-300-001-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 71 SW.
5. **10-35-300-030-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 95 SW.
6. **10-35-300-011-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 37 EX 1,228SF IN SOUTH SW (EXCEPTION FURTHER DESCRIBED IN INST #97-27297).
7. **10-35-300-032-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT SOUTH PART LOTS 66 & 91 SW (DESCRIBED IN INST #88-33606).
8. **10-35-300-034-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOTS 151 & 64 SW (KNOWN AS PARK BLVD CONDOMINIUM BUILDINGS A, B & C).
9. **10-35-106-004-000.** HULLS SOUTH ADD, BLOCK 8, Lot 26 - 50, E21.74' & S1/2 E43.65' VAC GARFIELD ST ADJ & ALL VAC UP RR ROW IN 35-10-6.
10. **10-35-300-009-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 120 SW.

11. **10-35-401-051-000.** S35, T10, R6, 6th Principal Meridian, 1.24 AC IN NORTH PART OF LOT 125 LOCATED IN S 1/2 & .02 AC TRACT IN NORTH PART OF OUTLOT C SOUTH PARK ADD & .04 AC TRIANGULAR TRACT IN SOUTH PART LOT 16 BLOCK 1 MOULTON SUB.
12. **10-35-401-054-000.** SOUTH PARK ADD, BLOCK 4, Lot 21.
13. **10-35-401-052-000.** S35, T10, R6, 6th Principal Meridian, LOT 126 & LOT 125 EX 1.24 AC IN N PT LOCATED IN S1/2.
14. **10-35-401-053-000.** SOUTH PARK ADD, OUTLOT C EX 0.02 AC TRACT IN NE CORNER.
15. **10-35-300-017-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 149 SW.
16. **10-35-300-016-001.** 606 CONDOMINIUM, UNIT A (50% INT).
17. **10-35-300-016-002.** 606 CONDOMINIUM, UNIT B (50% INT).
18. **10-35-300-015-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 147 SW.
19. **10-35-300-014-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 131 SW.
20. **10-35-300-013-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 129 SW.
21. **10-35-300-012-000.** S35, T10, R6, 6th Principal Meridian, LOT 130 SW.
22. **10-35-300-026-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 113 SW.
23. **10-35-300-035-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 150 SW EX SOUTH PART FOR ROAD & SOUTH PARK ADD W104.4' OUTLOT B SE EX SOUTH PART FOR ROAD (EX DESCRIBED IN INSTR #'S 91-34226 & 95-43026).
24. **10-35-401-049-000.** SOUTH PARK ADD, N230.14' +/- OUTLOT A & N300.14' OUTLOT B EX W104.4' & N300.14' IRREGULAR TRACT LOT 127 EX THAT PART LYING EAST OF THE S55' OF THE N300.14' SE 35-10-6 (DESCRIBED IN INSTR #'S 99-2577 & 99-20587).
25. **10-35-300-038-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACTS LOTS 140, 141, 152, 153, 154 & VAC 4TH ST ADJ & VAC SPEEDWAY CIRCLE LYING S & W OF 4TH ST SW (VAC STREETS DESCRIBED IN INST #'S 97-18407 & 98-58995) & VAC HILL ST BETWEEN VAN DORN B.
26. **10-35-300-021-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 111 SW.
27. **10-35-300-019-000.** S35, T10, R6, 6th Principal Meridian, IRREGULAR TRACT LOTS 40, 94 & 96 SW
28. **09-02-100-016-000.** S2, T9, R6, 6th Principal Meridian, IRREGULAR TRACT THAT PART OF LOT 79 NW LYING WITH THE CITY OF LINCOLN LIMITS.
29. **09-02-100-015-000.** S2, T9, R6, 6th Principal Meridian, LOT 79 NW EX THAT PART LYING WITHIN THE CITY OF LINCOLN LIMITS.

30. **09-02-100-009-000.** S2, T9, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 90 NW.
31. **09-02-100-023-000.** S2, T9, R6, 6th Principal Meridian, LOTS 74, 91 & 92 NW EX TR IN N FOR STREET.
32. **09-02-300-003-000.** S2, T9, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 29 SW & ALL VAC UP RR ROW.
33. **09-02-100-003-000.** S2, T9, R6, 6th Principal Meridian, IRREGULAR TRACTS LOT 47 NW EX THAT PART LYING WITHIN 75' EITHER SIDE OF THE CENTERLINE OF BURLINGTON NORTHERN TRACK.
34. **09-02-100-004-000.** S2, T9, R6, 6th Principal Meridian, IRREGULAR TRACTS LOT 48 & TRACT OF CALVERT STREET ADJ LYING NORTH OF QUARTER SECTION LINE NW (STREET FURTHER DESCRIBED IN INST #97-40414).
35. **09-02-300-999-000.** Unknown. Gap across RR to Calvert St.
36. **09-02-301-001-000.** PIONEER BUSINESS PARK ADD, BLOCK 1, Lot 1. (pt. of lot to connect to Calvert St.)

Illustration 1, Context Map, identifies the location of **Van Dorn Redevelopment Area #2** in relation to the City of Lincoln. The primary streets and roads within the **Area** include Van Dorn Street and Park Boulevard.

CONTEXT MAP

VAN DORN REDEVELOPMENT AREA #2

LINCOLN, NEBRASKA

NORTH

LEGEND

REDEVELOPMENT AREA

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ILLUSTRATION 1