

VAN DORN REDEVELOPMENT AREA BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this Study is to determine whether all or part of the designated **Van Dorn Redevelopment Area**, in Lincoln, Nebraska, qualifies as a **Blighted and Substandard Area**, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

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

The **Van Dorn Redevelopment Area** boundary is an estimated 93 acre area, consisting of highway commercial, parks and recreation, industrial and residential land use, located, generally, from Hill Street to south of Calvert Street along 10th Street, in the City of Lincoln, Lancaster County, Nebraska. The Redevelopment Area includes the AGP Grain Cooperative corporate offices, Van Dorn Park, and a variety of commercial and single family residential properties.

The **Van Dorn Redevelopment Area** boundary is generally described as an area in or adjacent the City of Lincoln, Lancaster County, Nebraska, described, generally, as follows: Beginning at the northwest corner of the intersection of South 8th and Hill Streets, thence east along the north line of Hill Street to its intersection with the east line of South 10th Street, thence south along said line to its intersection with the north line of Lot 7, Block 13, South Park Addition, thence east along said line to its intersection with the east line of the alley, located between Block 13 and Block 12, South Park Addition, thence south along said line to its intersection with the north line of the Van Dorn Street Right-of-Way, thence west to its intersection with the east line of South 10th Street, thence continuing south along said east line to its intersection with an extended south line of Lot 14, Block 2, Barnes Addition, thence west along said extended line to its intersection with the west line of South 10th Street, thence south along said line to its intersection with the north line of Calvert Street, thence west along said line to a point at its intersection with the east line of the Burlington Northern Railroad Right-of-Way, thence southwest approximately 45 degrees across the Calvert Street Right-of-Way to the south line of Calvert Street, thence west along said south line to its intersection with the western line of the Burlington Northern Santa Fe Railroad Right-of-Way, thence southwesterly along the west line of the Burlington Northern Santa Fe Railroad Right-of-Way approximately 20' to its intersection with the northern line of an irregular tract described as the South 9th

Street Condominium Base Account, located on Irregular Tract Lot 95, Section 2, Township 9, Range 6, of the 6th Principle Meridian, thence southwesterly along said north line to its intersection with the west line of South 9th Street (also the east line of Lot 97 of Section 2, Township 9, Range 6, of the 6th Principle Meridian), thence generally continuing southeast, west and north around the perimeter of said Lot 97 to the intersection of the west line of Lot 97 and the south line of Calvert Street, continuing along an extended west line of Lot 97 north across the Calvert Street Right-of-Way to its intersection with the north line of Calvert Street, thence east along said north line to its intersection with the east line of Irregular Tract 71 NE of Section 2, Township 9, Range 6, of the 6th Principal Meridian, thence north along said east line to its intersection with the north line of said Irregular Tract 71 NE, thence west along said north line to its intersection with the east line of vacated South 8th Street, thence north along said line to its intersection with the south line of Lot 69, thence west to the west line of the East half of the vacated portion of South 7th Street (adjacent to Progress South 1st Addition, Lot 1, as further described in instrument #77-31441), thence north along said west line to its intersection with the southern line of the Burlington Northern Santa Fe Railroad Right-of-Way, thence southeasterly to its intersection with an extended north line of Lot 11, Block 2, First Addition to Hyde Park, thence east along said extended north line to its intersection with the east line of said Lot 11, thence southeasterly along said east line and continuing southeasterly to the south line of Lot 12, Block 2, First Addition to Hyde Park, thence east along the extended south line of Lot 12, to the east line of the vacated portion of the Burlington Northern Santa Fe Railroad Right-of-Way (also the western boundary of Van Dorn Park), thence north along said east right-of-way line to its intersection with the center line of Van Dorn Street, thence west along said line to a point located approximately 150', thence north from said point crossing the north half of the Van Dorn Street Right-of-Way, continuing north approximately 110' to its intersection with the extended south line of Lot 10, Block 11 of the South Park Addition, thence east along said line to its intersection with the west line of South 8th Street, thence north along said west line to its intersection with the north line of Hill Street, also known as the point of beginning.

Illustration 1 identifies the **Van Dorn Redevelopment Area** in context to the City of Lincoln.

