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 Study Area, University Place, 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 University Place, referred to as the Study Area. Illustrations 1a and 1b delineates the Area in relation to the City of Lincoln.

The Study Area, is described as follows: beginning at the intersection of the east line of 49th Street and the south line of Colby Street; thence west along the south line of Colby Street to the west line of 48th Street; thence north along the west line of 48th Street to the south line of Leighton Avenue; thence west along the south line of Leighton Avenue to the west line of 45th Street; thence north along the west line of 45th Street to a point perpendicular to the south line of the alley located south of block ninety-two (92) and block ninety-three (93), University Place Subdivision; thence east to a point at the intersection of the south line of the alley located south of block ninety-three (93), University Place Subdivision and the west line of 47th Street; thence north along the west line of 47th Street to a point on the south line of the alley located in block eighty-eight (88), University Place Subdivision; thence west to a point along the south line of the alley located in block eighty-eight (88), University Place Subdivision, which is at the intersection of the lot line between lots nine (9) and ten (10), block eighty-eight (88), University Place Subdivision, thence north along the center lot lines of blocks eighty-eight (88), seventy-four (74), sixty-nine (69) and forty-seven (47), University Place Subdivision, to a point on the north line of Cleveland Avenue; thence east along the north line of Cleveland Avenue to the west line of the alley located in lot forty-one (41), University Place Subdivision; thence north along the west line of the alley located in block forty-one (41), University Place Subdivision, to a point on the north line of Adams Street; thence east along the north line of Adams Street to a point on the lot line between lots ten (10) and eleven (11), block forty-one (41), University Place Subdivision; thence north along the lot line between lots ten (10) and eleven (11), block forty-one (41), University Place Subdivision to the north line of the alley located in block forty-one (41); thence east along the north line of the alley located in blocks forty-one (41) and twenty-two (22), University Place Subdivision, to a point on the lot line between lots nine (9) and ten (10), block twenty-two (22), University Place Subdivision; thence south along said lot line to a point on the north line of Adams Street; thence east along the north line of Adams Street to a point on the east line of Forty-ninth Street; thence south along the east line of 49th Street to a point perpendicular to the boundary line of lots four (4) and five (5), block forty (40),
University Place Subdivision; thence west along the lot line between lots four (4) and five (5), block forty (40), University Place Subdivision to a point on the east edge of the alley in said block forty (40); thence south along the east line of the alley in block forty (40), University Place Subdivision, and the lot line between Burch's Subdivision and lot three (3), block forty-nine (49), University Place Subdivision and lots nine (9) and ten (10), block forty-nine (49), University Place Subdivision to a point on the north line of Madison Avenue; thence east along the north line of Madison Avenue to the east line of 50th Street; thence south along the east line of 50th Street to the south line of Huntington Avenue; thence west along the south line of Huntington Avenue to the east line of 49th Street; thence south along the east line of 49th Street to the point of beginning, all in Lincoln, Lancaster County, Nebraska.