EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this Study is to determine whether all or part of the designated South Street Redevelopment Area, in Lincoln, Nebraska, qualifies as a blighted and substandard area, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

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

The South Street Redevelopment Area boundary is an estimated 104 acre mixed use retail, public services, industrial and residential land use area, located, generally, from 7th to 17th Streets along South Street, in the City of Lincoln, Lancaster County, Nebraska. The Redevelopment Area includes MDS Pharma Services, a laboratory and research facility, the Lancaster Manor campus, Traber Hall campus, Saratoga Elementary School, the historic Saint Francis Chapel, as well as a mix of both new and traditional retail outlets and, primarily, older 1900's to 1920's residential, single family structures, with a few newer multifamily rental housing facilities.
Street, thence north along said line to its intersection with the south line of Parcel 3, Block 1, Central Park Subdivision, thence west along said line to its intersection with the east line of S. 15th Street, thence south along said line to intersection with the north line of Marion Street, thence west along said line to its intersection with the west line of S. 14th Street, thence north along said line to its intersection with the south line of Hudson Street, thence west along said line to its intersection with the center line of S. 13th Street, thence south along said line to its intersection with the center line of Saratoga Avenue, thence west along said line to its intersection with the center line of S. 11th Street, thence north along said line to its intersection with the south line of Lot 136, thence west along said line to its intersection with the alley within Block 1, South Park Addition, continuing north along the alley to its intersection with the south line of Parcel 9, Block 1, South Park Addition, thence west along said line to its intersection with the center line of S. 10th Street, thence north along said line to its intersection with the south line of Parcels 1 through 6, Blocks 1 and 2, South Park Addition, continuing west along said line to its intersection with the east line of Parcel 1, Block 1, Moulton's Subdivision, thence south along said line to the south line of the same parcel, continuing west along the south line to its intersection with the west line of Lot 146 (in the Burlington Northern Railroad right-of-way), thence northwest along said line to its intersection with the south line of South Street, thence west along said line to a point approximately opposed to the north/west line of Gillespie Street, thence north along said line, curving to conform to the north line of Gillespie Street, to its intersection with the east line of the Burlington Northern Railroad right-of-way, thence northwest along said line to its intersection with the center line of Rose Street, thence east along said line to the point of beginning.

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