

REDEVELOPMENT AREA 2, BLIGHT & SUBSTANDARD STUDY

CITY OF GRANT, NE



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REDEVELOPMENT AREA 2-BLIGHT AND SUBSTANDARD STUDY

COMMUNITY REDEVELOPMENT LAW

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the State's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable. (NRS 18-2102):

It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.

Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.

The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, herein before

enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

PURPOSE

The purpose of a Blight & Substandard Study and Redevelopment Plan is to assist the City of Grant's elected and appointed officials in following the guidance set forth by the State Legislature and answering the question as to whether or not an area within the City's jurisdiction needs redevelopment.

Proposed Redevelopment Area 2 was compared to the definition of a substandard and blighted area as defined by Section 18-2103, which explicitly defines a **substandard** area as:

[A]n area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Section 18-2103 also defines a **blighted** area as:

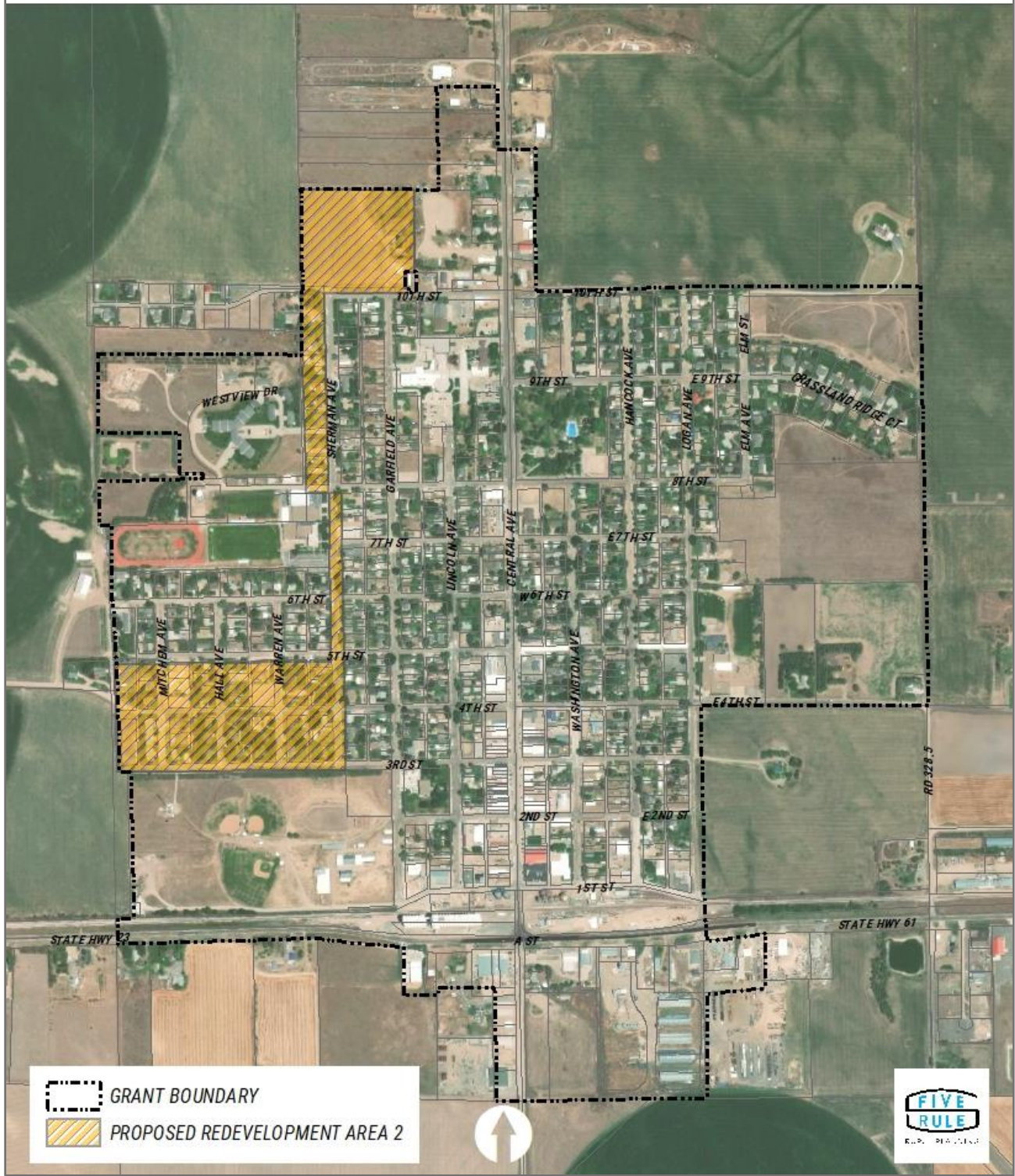
[A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or 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 and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated 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 forty years; (iii) more than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

IDENTIFICATION OF PROPOSED REDEVELOPMENT AREA 2

Proposed Redevelopment Area #2 encompasses 42 (forty-two) acres and is described as follows:

Beginning at the northwest corner of 11 10 39 PT NE ¼ (Parcel ID Number: 680102752); thence moving south along the west property line and continuing in a straight line until reaching the south right of way (ROW) line of 8th Street; thence moving east along the south ROW line of 8th Street until reaching the west ROW line of Sherman Avenue; thence moving south along the west ROW line of Sherman Avenue until reaching the south ROW line of 5th Street; thence moving west along the South ROW line of 5th Street, until reaching the corporate boundary, then moving south along the corporate boundary line until reaching the south ROW line of 3rd Street; thence moving east along the south ROW line of 3rd Street until reaching the east ROW line of Sherman Avenue; thence moving north along the east ROW line of Sherman Avenue until reaching the south ROW line of 8th Street; thence moving west along the south ROW line of 8th Street until reaching the east ROW line of Sherman Avenue; thence moving north along the east ROW line of Sherman Avenue until reaching the south ROW line of 10th Street; thence moving east along the south ROW line of 10th Street until reaching the southwest corner of 11 10 39 PT NE ¼ 50' x 118'.13 (Parcel ID Number: 680102582); thence moving north and then east along the property line of Parcel ID Number: 680102582 until reaching the east property line of Parcel ID Number: 680102752; thence moving north and then west along that property boundary line until reaching the beginning at the northwest corner of Parcel ID Number: 680102752.

CITY OF GRANT PROPOSED REDEVELOPMENT AREA 2



Section 18-2103 also states the amount of its area that a city can designate as blighted and substandard. Thus, Grant a city of the second class, shall not declare more than 50% of the land within the City's corporate limits as blighted & substandard, in need of redevelopment:

In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a **city of the second class** shall not designate an area larger than **fifty percent** of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

SUBSTANDARD CRITERIA

An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
6. High density of population or overcrowding; and

Dilapidation: this factor is not present within Proposed Redevelopment Area 2.

Deterioration: Several occurrences of street deterioration were present within Proposed Redevelopment Area 2. The majority of these occurrences were present along 3rd Street where the armor coat is showing signs of failure.



Age and Obsolescence: According to current practices and standards, the domestic water, street, and sanitary sewer system would be considered aged as well as obsolete.

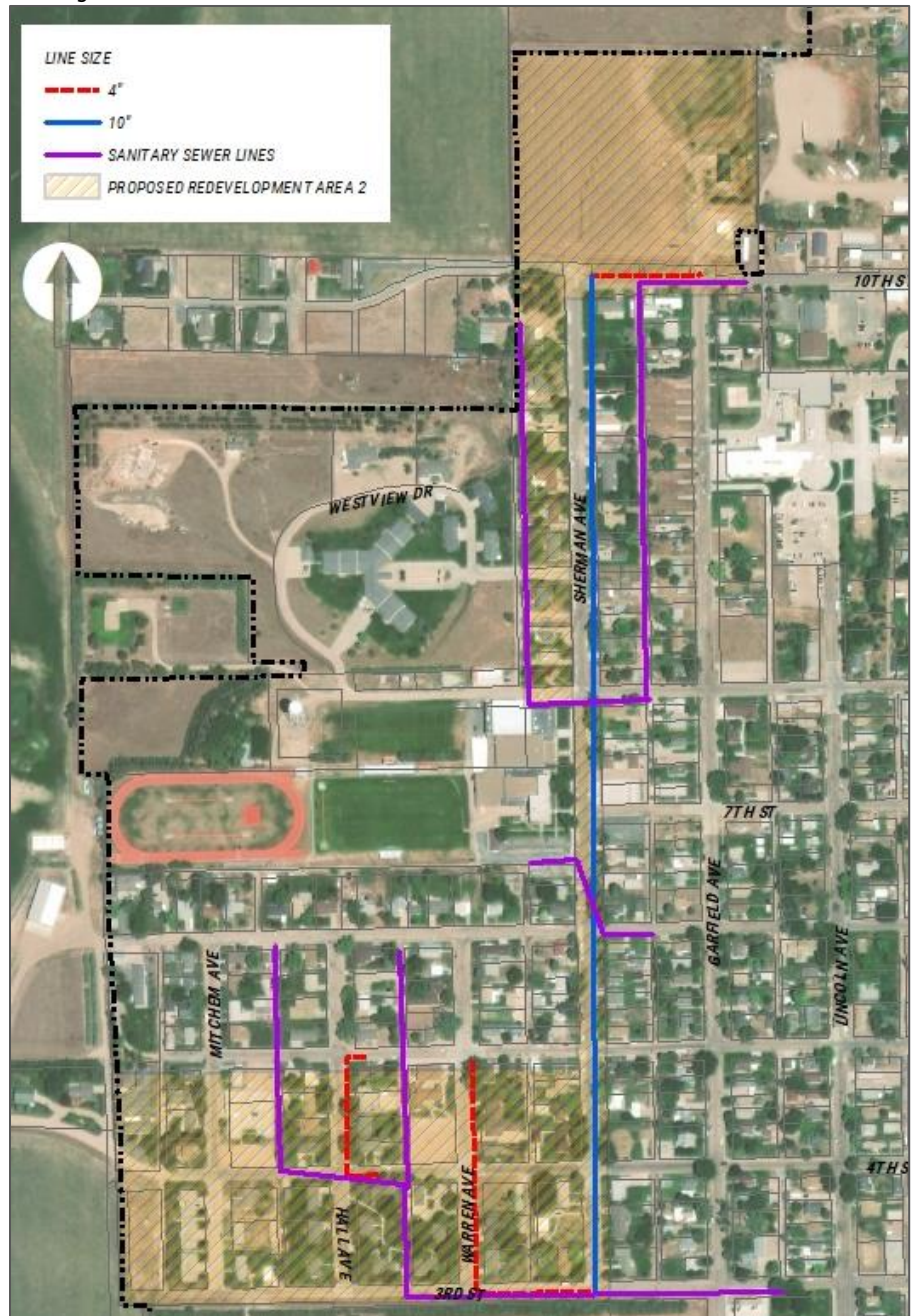
Several of the domestic water mains previously installed within the existing neighborhoods in the lower portion of Proposed Amended Redevelopment Area 2 have a diameter of 4 inches. Current standards for domestic water mains would require a water main size of no less than 6 inches.

In addition to obsolete water mains, those portions of the streets located within in Proposed Redevelopment Area 2 are also aged.

Specifically, 10th Street and 3rd Street have aged beyond the intended useful life of an armor coated street.

While an armor coated street is intended to last 10-15 years, these street lengths are aged beyond 20 years. As the streets continue to age beyond the life span they were designed for they will continue to deteriorate at an increasingly faster pace.

Due to its general location directly below the public street, the sanitary sewer line is generally replaced when the street is replaced.



The streets within Proposed Redevelopment Area 2 were installed around 1930 (3rd Street) and 1949 (Sherman Avenue and 10th Street). The sanitary lines below these streets are 4" cast iron pipes that were installed when the street system was installed. Generally, sanitary sewer pipes composed of cast iron have a useful life of 50 (commercial) to 100 years (residential). At best, these sanitary lines are approaching the end of their useful life and; at worse, these lines have well exceeded their useful lives.

In addition to their age, the size of these sanitary lines would not be allowed by today's standards. According to the 10 States Standards-Recommended Standards for Wastewater Facilities, Chapter 33, Article 33.1, "No public gravity sewer conveying raw wastewater shall be less than 8 inches in diameter".

Conditions that endanger life or property by fire and other causes: Standards for Water Works recommends that, in order to provide adequate fire protection, the minimum size of a water main must be no less than a 6" diameter. Therefore, properties and/or structures located along the streets with four-inch water mains do not have adequate fire protection; the presence of these smaller mains creates a condition that endangers life and property by fire.

SUBSTANDARD CONCLUSION

Redevelopment Area 2 meets the criteria needed to be declared a substandard area as three out of six substandard factors are present.

1. Dilapidation;
2. **Deterioration;**
3. **Age or Obsolescence;**
4. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
5. High density of population or overcrowding; and
6. **Conditions that endanger life or property by fire and other causes.**

BLIGHT CRITERIA:

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following criteria:

Subjective Criteria are defined as any combination of:

1. 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. Improper subdivision or obsolete platting;
5. Insanitary or unsafe conditions;
6. Deterioration of site or other improvements;
7. Diversity of ownership;
8. Tax or special assessment delinquency exceeding the fair value of the land;
9. Defective or unusual conditions of title; and
10. Existence of conditions that endanger life or property by fire and other causes.

Objective Criteria are identified as at least one of the following factors:

1. Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the platted and subdivided property in an area is unimproved land that has been within the village for forty years and has remained unimproved during that time;
4. The per capita income of the area is lower than the average per capita income of the village in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

Subjective Criteria

1. **Substantial number of deteriorated or deteriorating structures:** This condition is not significant within the Proposed Amended Redevelopment Area 2.
2. **Existence of defective or inadequate street layout AND 4. Improper subdivision or obsolete platting:** Properties located in and around the northern portion of Proposed Redevelopment Area 2 were not platted to preserve right of way that would enable these properties to be developed with adequate access. Lack of proper connectivity and public access will negatively impact these potential neighborhoods as they will continue to be underdeveloped.



*Garfield Avenue (facing north):
lack of through street
access/platting*

- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:** the sidewalk network is inconsistent throughout Proposed Redevelopment Area 2.

In addition to missing links, some intersections also lack ADA (American with Disabilities Act) accessible curb ramps.

Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2 (e)), Title II of the ADA requires “state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps”.

Faulty lot layout within Proposed Redevelopment Area 2 has negatively impacted the accessibility of lots within the Area.



Intersection of 3rd Street and Warren Avenue (facing east): lack of sidewalk and ADA accessible curb ramp.

- Deterioration of site or other improvements:** as demonstrated within the Substandard Section of the Study, the condition of 3rd Street as well as the age of the street, sanitary sewer, and domestic water systems on 3rd Street, 10th Street, and Sherman Avenue indicate that the public improvements located within Proposed Redevelopment Area 2 are in a state of deterioration.
- Insanitary or unsafe conditions:** this condition is not significant within the Proposed Amended Redevelopment Area 2.
- Diversity of ownership:** this condition is not significant within the Proposed Amended Redevelopment Area 2.
- Tax or special assessment delinquency exceeding the fair value of the land:** this condition is not significant within the Proposed Amended Redevelopment Area 2.
- Defective or unusual conditions of title:** this condition is not significant within the Proposed Amended Redevelopment Area 2.

10. **Existence of conditions that endanger life or property by fire and other causes:** as demonstrated within the Substandard Section of the Study, the water mains are smaller than the recommended standard of 6" for adequate fire protection. Therefore, properties and/or structures located along the streets with 4" water mains do not have adequate fire protection; the presence of these smaller mains creates a condition that endangers life and property by fire.

Objective Criteria

- 1. Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:** this condition is not significant within the Proposed Amended Redevelopment Area 2.
- 2. The average age of the residential or commercial units in the area is at least forty years:** a total of 55 residential and commercial structures were counted within Proposed Redevelopment Area 2. According to data provided by the Perkins County Assessor, the average age of those structures is 50 years.

PARCEL ID NUMBER (LAST 4)	YEAR BUILT	AGE OF STRUCTURE	PARCEL ID NUMBER (LAST 4)	YEAR BUILT	AGE OF STRUCTURE	PARCEL ID NUMBER (LAST 4)	YEAR BUILT	AGE OF STRUCTURE	PARCEL ID NUMBER (LAST 4)	YEAR BUILT	AGE OF STRUCTURE
7156	2000	19	4491	1959	60	4610	1976	43	4963	1942	77
596	2013	6	4483	1958	61	4629	1968	51	4955	1977	42
5617	1970	49	4521	1958	61	4343	1966	53	2752	1984	35
5536	1980	39	4548	1957	62	4394	1962	57			
5439	1976	43	4750	1965	54	4386	1951	68			
5358	1973	46	4491	1959	60	1190	1952	67	AVERAGE YEAR BUILT		1968
5714	1945	74	4483	1958	61	4645	1954	65			
6750	1998	21	4521	1958	61	4238	1977	42	AVERAGE AGE OF STRUCTURE		51
9410	1998	21	4548	1957	62	4882	1937	82			
7285	1999	20	4408	1957	62	4890	1958	61			
5404	1957	62	4351	1961	58	5005	1930	89			
5315	1965	54	4378	1951	68	97	1952	67			
5684	1963	56	4610	1976	43	1247	1980	39			
5692	1957	62	4629	1968	51	1263	1983	36			
7172	1984	35	4408	1957	62	4998	1994	25			
7164	1983	36	4351	1961	58	519	1969	50			
5665	1998	21	4378	1951	68	4971	1975	44			

SOURCE: PERKINS COUNTY ASSESSOR, 2020

- 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the village for forty years and has remained unimproved during that time:** this condition is not significant within the Proposed Amended Redevelopment Area 2.
- 4. The per capita income of the area is lower than the average per capita income of the village in which the redevelopment area is located:** this condition is not significant within the Proposed Amended Redevelopment Area 2.

- 5. Area has had either stable or decreasing population based on the last two decennial censuses:** according to population counts at the block level, Proposed Redevelopment Area 2 experienced a decrease in population in the past two decennial censuses, 2000 and 2010.

A block map of for the 2000 and 2010 Census is included in the appendix of this document.

CHANGE IN POPULATION, BY CENSUS BLOCK, PROPOSED REDEVELOPMENT AREA 2			
2000 POPULATION COUNT		2010 POPULATION COUNT	
BLOCK	COUNT	BLOCK	COUNT
2008 (1/3)	23	3016	-
2024	23	3019	3
2025	14	3047	16
2026	6	3048	10
2027	11	3081	20
2034	8	3082	5
2035	19	3088	-
2036	19	3089	2
2048 (1/4)	10	3090	-
	-	3092	9
	-	3093	11
	-	3094	15
	-	3095	16
	-	3096	6
TOTAL POPULATION COUNT	133	TOTAL POPULATION COUNT	113
% CHANGE IN POPULATION 2000 TO 2010			-15%
# CHANGE IN POPULATION 2000 TO 2010			-20

SOURCE: U.S. CENSUS, 2000 AND 2010 DECENNIAL CENSUS



BLIGHT CONCLUSION:

A total of five (5) subjective criteria and a total of two (2) objective criteria are present within Proposed Redevelopment Area 2.

Subjective Criteria are defined as any combination of:

1. 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. **Improper subdivision or obsolete platting;**
5. Insanitary or unsafe conditions;
6. **Deterioration of site or other improvements;**
7. Diversity of ownership;
8. Tax or special assessment delinquency exceeding the fair value of the land;
9. Defective or unusual conditions of title; and
10. **Existence of conditions that endanger life or property by fire and other causes.**

Objective Criteria are identified as at least one of the following factors:

1. Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the platted and subdivided property in an area is unimproved land that has been within the village for forty years and has remained unimproved during that time;
4. The per capita income of the area is lower than the average per capita income of the village in which the redevelopment area is located; and the
5. **Area has had either stable or decreasing population based on the last two decennial censuses.**

Proposed Amended Redevelopment Area 1 meets the definition of a blighted area in need of redevelopment projects that should be completed or supported by the Grant Planning Commission, City Council, and Community Redevelopment Authority.

APPENDIX: CENSUS BLOCK MAPS

CENSUS 2000 BLOCKMAP: GRANT City

40 855007N
101 738557W

40 855007N
101 711866W

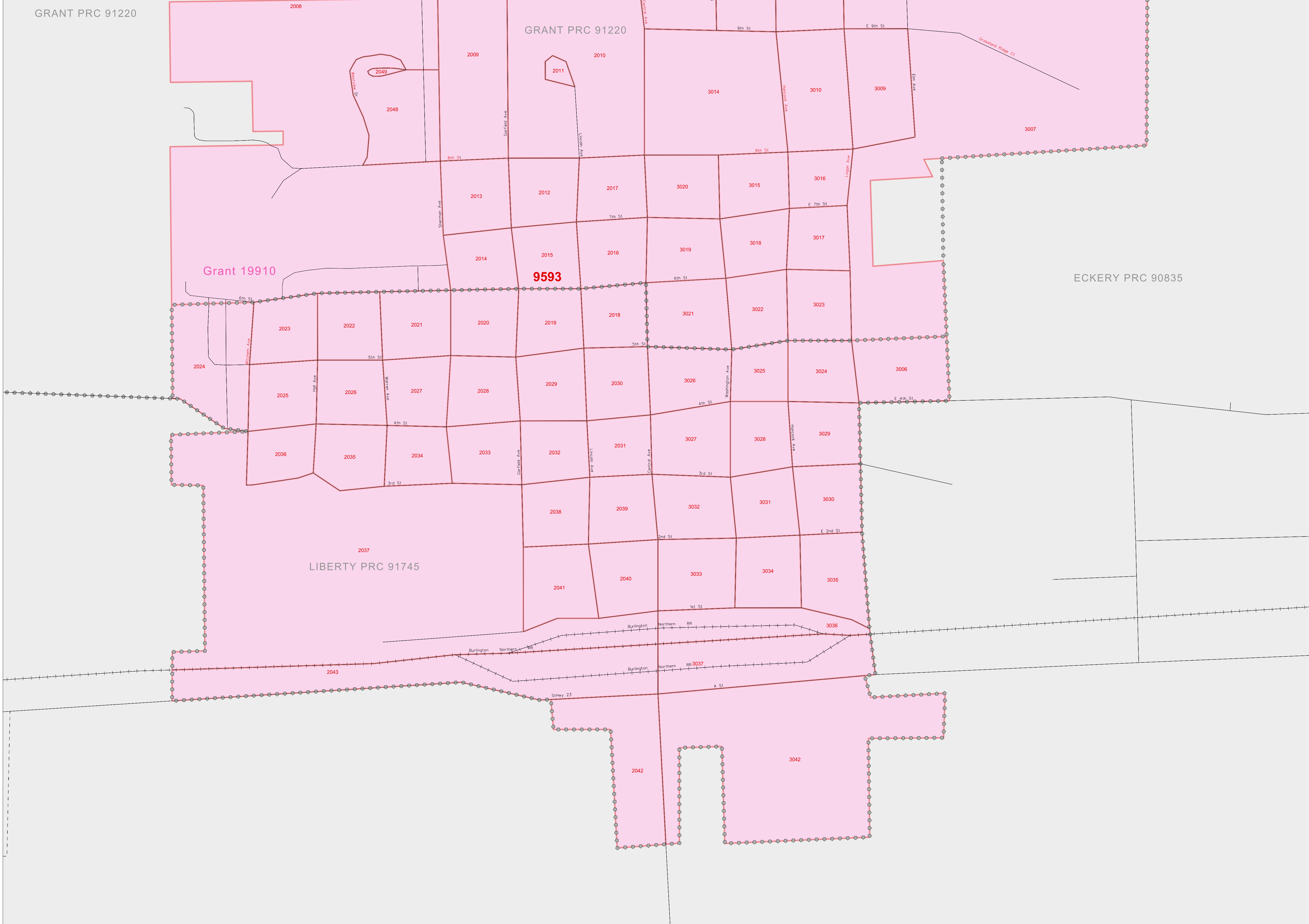
LEGEND

SYMBOL	NAME STYLE
*****	INTERNATIONAL
*****	AIR (FEDERAL)
*****	Trust Land / Home Land
*****	OTSA / TDSA / ANVSA
*****	AMERICAN INDIAN TRIBAL SUBDIVISION
*****	AIR (State)
*****	SDA/ISA
*****	ANRC
*****	STATE (or statistically equivalent entity)
*****	COUNTY (or statistically equivalent entity)
*****	MINOR CIVIL DIV. / CCD ¹
*****	Consolidated City
*****	Place within Subject Entity
*****	Incorporated Place / CDP ¹
*****	Place outside of Subject Entity
*****	Incorporated Place / CDP ¹
*****	Corporate Offset Boundary
*****	Census Tract
*****	BLOCK ²

ABBREVIATION REFERENCE: AIR = American Indian Reservation; Trust Land = Off-Reservation Trust Land; Home Land = Hawaiian Home Land; OTSA = Oklahoma Tribal Statistical Area; TDSA = Tribal Designated Statistical Area; ANVSA = Alaska Native Village Statistical Area; SDA/ISA = State Designated American Indian Statistical Area; ANRC = Alaska Native Regional Corporation; CDP = Census Designated Place; Minor Civil Div. (MCD) = Minor Civil Division; CCD = Census County Division

FEATURES		
Highway	Pipe/Power Line	Stream/Shoreline
Secondary Road	Ridge/Physical Feature	Intermittent Stream
Deep Trail/Highway/Ferry	Property/Fence Line	River/Lake
Railroad	Nonvisible Boundary	Glacier

Where international, state, and/or county boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.
¹ A " " following a place name indicates that the place is consecutive with a MCD. A " " indicates that the place is also a false MCD; the false MCD name is not shown.
² A " " following a block number indicates that the block number is repeated elsewhere in the block.



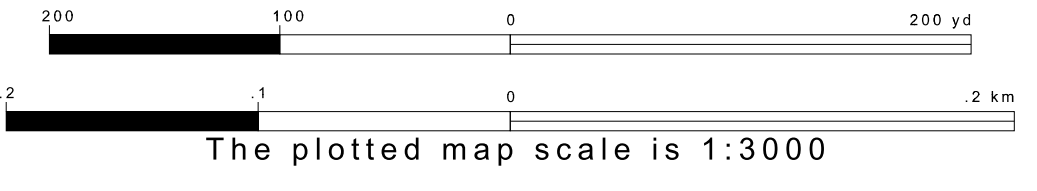
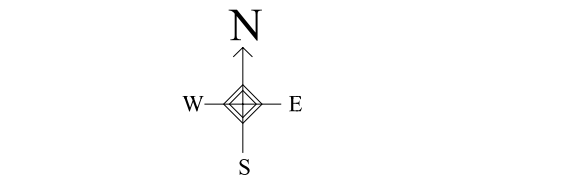
Key to Adjacent Sheets

1

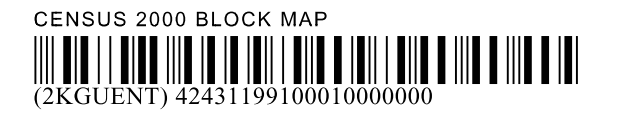
SHEET 1 OF 1 PARENT SHEET
TOTAL SHEETS: 1 (Index 0; Parent 1; Inset 0)

40 834405N
101 738557W

40 834405N
101 711866W



ENTITY TYPE: Incorporated Place
NAME: Grant city (19910)
ST: Nebraska (31)
CO: Perkins Co (135)



All legal boundaries and names are as of January 1, 2000. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement. Source: U.S. Census Bureau's TIGER database (Census 2000) Projection: State-based Albers' Equal Area U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau



RURAL PLANNING

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