

True North Commons Conditions Survey

Colorado Springs, Colorado

December 2018

Prepared for:

Colorado Springs Urban Renewal Authority (CSURA) and
City of Colorado Springs City Council

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True North Commons Conditions Survey

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True North Commons Conditions Survey

City of Colorado Springs, Colorado

1.0 Introduction

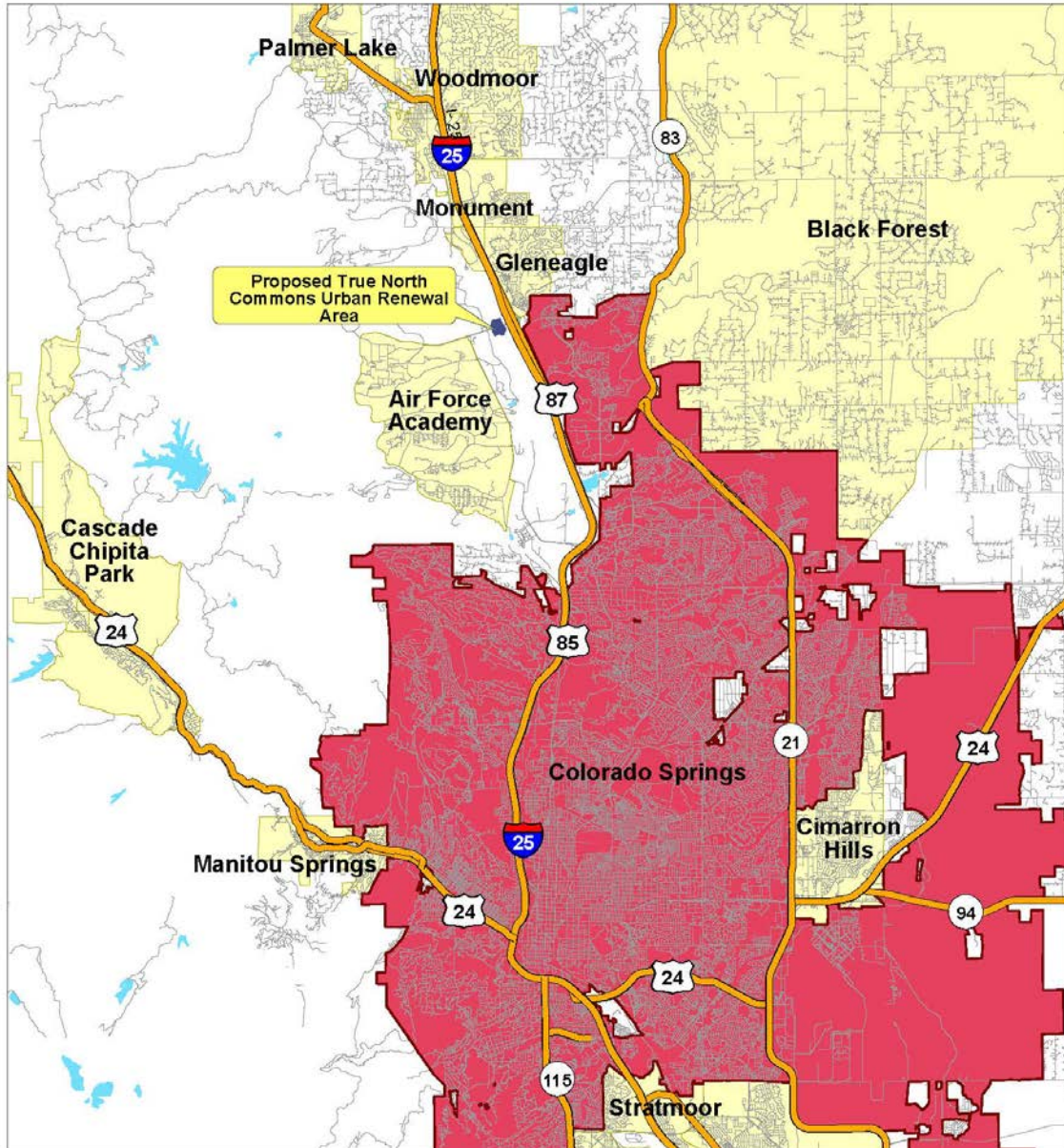
The following report, the True North Commons Conditions Survey (referred to herein as the "Survey"), was prepared for and submitted to the Colorado Springs Urban Renewal Authority (herein referred to as the "Authority" and "CSURA") and City of Colorado Springs (herein referred to as the "City") in November 2018. As illustrated in **Figure 1**, the subject of this work includes properties located in or near the northern portion of the City's municipal boundaries in El Paso County, CO. The purpose of this investigation was to document circumstances impacting the parcels so that the Colorado Springs City Council (herein referred to as the "City Council") could determine whether they are present at levels sufficient to meet the definition of a "blighted area" as defined in the Colorado Urban Renewal Law (herein referred to as the "Act").

Preparation of this type of report is the first of several steps required prior to receiving an urban renewal designation. Subsequent steps include preparing an urban renewal plan of development, identifying resources to finance projects and improvements, estimating possible impacts, and sharing this information with property and business interests, along with other partner taxing entities.

Creation of an urban renewal area is a decision made by municipalities when circumstances in a defined geography exist making it infeasible for owners to improve their properties in a manner consistent with public objectives as expressed in adopted and accepted policy and regulating documents. Enhancements necessary to mitigate investment challenges, and which otherwise would be financed by general fund or capital reserve resources, may be eligible for funding by the urban renewal authority. Similarly, private improvements which benefit other property owners and the community at-large, may also be eligible for funding assistance. For this reason, more than 50 of Colorado's municipalities have created urban renewal authorities and used this type of financing mechanism to eliminate adverse conditions and advance community goals through completion of hundreds of projects.

Eliminating and preventing "blighting" conditions and encouraging investment and reinvestment in targeted investment areas, are priorities expressed in the

Figure 1: Regional Context Map



SOURCE: US Census and ESRI
Date: Monday, December 03, 2018

■ Proposed True North Urban Renewal Area
■ Colorado Springs Municipal Boundary



City's comprehensive planning document, the PlanCOS Comprehensive Plan (herein referred to as the "Comprehensive Plan").

2.0 Survey Area Description

Characteristics of properties within the Survey Area are presented as follows, along with a description of improvements proposed within its boundaries should City Council determine an urban renewal designation to be appropriate and necessary to advance community objectives.

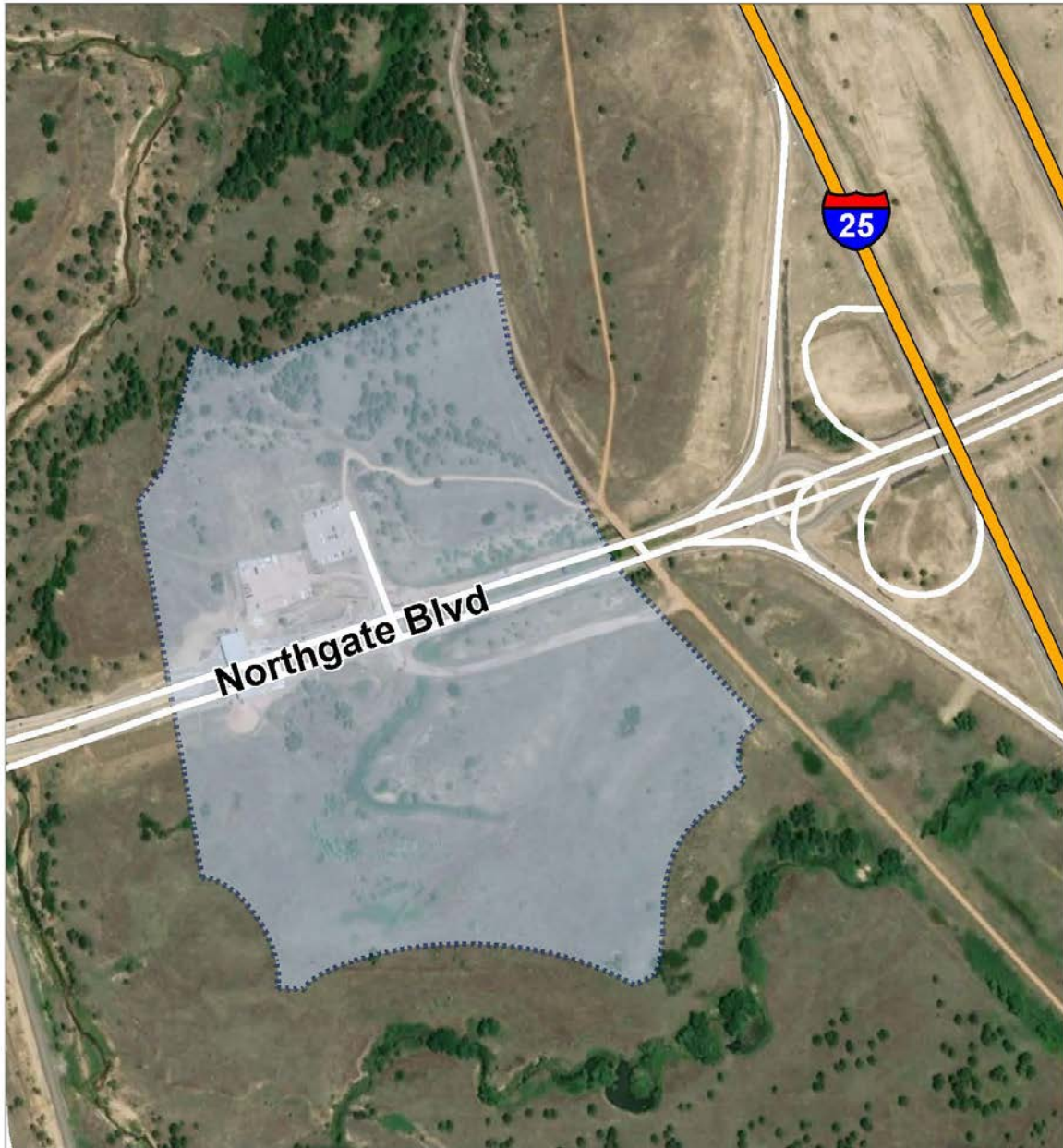
2.1 Location

As illustrated in **Figure 2**, the Survey Area is located in north Colorado Springs, within the United States Air Force Academy (USAFA) federally owned property. Its boundaries may generally be described as including land located north and south of Northgate Boulevard, near the northwest and southwest quadrants of Northgate Boulevard and Interstate 25 (I-25). The Survey Area is approximately 39 acres and includes that segment of Northgate Boulevard that bisects the Area from east to west (herein referred to as the "Survey Area"). Once part of a larger tract totaling approximately 11,265 acres, the subject properties were annexed into the city during the early part of 2019. At that time, they were also rezoned from El Paso County's Residential Rural (RR-5) classification, to the City's Planned Unit Development (PUD).

2.2 Ownership / Lease Holder

The properties and roadway located within the Survey Area are owned by the United States Air Force (USAF). In 2017, the USAF issued a request for interested development teams to lease and improve both the properties and related infrastructure in a manner compliant with its Enhanced Use Lease (EUL) program. In December of that year, Blue & Silver Development Partners, LLC (Blue & Silver) (herein referred to as the "Master Lessor"), submitted a response proposing to finance and construct a commercial mixed-use project, anchored by a new Academy Visitor Center. As the master developer and principal ground lease holder, their responsibilities will include completing onsite and offsite improvements, as well as extending utilities. Vertical improvements will be constructed by, or in cooperation with, facility operators.

Figure 2: Survey Area Boundary Map



SOURCE: US Census and ESRI
Date: Monday, December 03, 2018

 True North Commons URA
 Colorado Springs, CO



2.3 Zoning

As noted above, the Survey Area was rezoned from Residential Rural (RR-5) to Planned Unit Development (PUD), in order to accommodate a development program including a new Academy Visitor Center, two hotels, office space, commercial retail and restaurant space and an indoor sky diving facility. A description of the Planned Unit Development classification is provided below, as defined in the City of Colorado Springs Municipal Code, last updated by ordinance 18-53 passed May 22, 2018 (herein referred to as the "Municipal Code").

Planned Unit Development (PUD)

Purpose

To implement the Comprehensive Plan of the City of Colorado Springs by promoting development that is characterized by a variety of development types that will improve the quality of physical development over that normally achieved through the application of the City's standard single use zones.

To provide a clear and reasonable plan for the phased development and completion of proposed development, consistent with the Comprehensive Plan for the City of Colorado Springs (Ord. 03-110; Ord. 03-190), the following requirements must be addressed.

Requirements

The land use types and mix, intensity and density of the development are defined by and through the establishment of the PUD zone district. Specifically allowed residential and nonresidential land uses will be determined by the PUD concept plan or PUD development plan. Development standards including signage are determined by the PUD concept plan, or the PUD development plan (Ord. 03-110; Ord. 03-190; Ord. 09-70; Ord. 12-68).

2.4 Future Land Use

Because the subject properties were previously located in unincorporated El Paso County, and within a federal enclave, no future land use designations were ever assigned, by either El Paso County or City of Colorado Springs.

2.5 Proposed Improvement Program

In addition to site, infrastructure and utility Improvements, as well as, construction of a new Visitor Center; Blue & Silver is proposing development of trail heads, along with accommodations for storm drainage, water distribution, and sanitary sewer collection systems.

3.0 Statutory Definition of Blight

A determination of blight is a cumulative conclusion based on the presence of several conditions or factors (physical, market, and other), defined by state law, that collectively contribute to the deterioration of an area. With more than 50 years of history to reflect on, municipalities have learned that the cumulative impact of pervasive circumstances that deter investment in properties and improvements, particularly when left unattended for extended periods of time, can adversely impact the health, safety and welfare of small geographies, as well as the community at-large. Blighting conditions have been shown to diminish the otherwise positive attributes of investment and reinvestment in land and improvements, stagnate property values, and cause municipalities to spend at disproportionate levels in an effort to mitigate their impacts.

The Act requires that urban renewal be used in locations that meet the definition of "blight" defined therein and recited below.

A "blighted area" means an area that in its present condition and use, and by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability; and is a menace to the public health, safety, morals, or welfare. Eligible conditions (factors) identified in the Act include:

- (a) *Slum, deteriorated, or deteriorating structures;*

- (b) *Predominance of defective or inadequate street layout;*
- (c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) *Unsanitary or unsafe conditions;*
- (e) *Deterioration of site or other improvements;*
- (f) *Unusual topography or inadequate public improvements or utilities;*
- (g) *Defective or unusual conditions of title rendering the title non-marketable;*
- (h) *Existence of conditions that endanger life or property by fire or other causes;*
- (i) *Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) *Environmental contamination of buildings or property;*
- (k.5) *Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;*
- (l) *If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

Source: Colorado Revised Statute 31-25-103(2).

As stated previously, a determination of whether an area is, or is not "blighted," is a legislative determination by the governing body (i.e., City Council or Town Board). This Survey identifies conditions within the Area that the City Council may consider in deciding whether to organize the urban renewal authority and later,

to approve an urban renewal plan for development or redevelopment of properties within an urban renewal planning area.

Because the Act neither requires that all 11 factors be present in an area of study, nor that every parcel in an area be adversely impacted by a qualifying factor, City Council will determine its eligibility based on the presence of *four* or more factors (or *five* or more factors in cases where the use of eminent domain is anticipated). In other words, the presence of one or more well-maintained, non-blighted buildings or parcels will not preclude a designation of blight for the larger area. Further, as explained in (I) above, established thresholds may be reduced to the presence of *one* blighting factor in cases where owners of property or tenants of the owner do not object to inclusion in an urban renewal area. Because the sole property owner, the USAF, and Master Lessor, have both requested an urban renewal designation for the Area; only one factor need be present in order for the City Council to make a favorable finding of eligibility. Regardless, and despite this provision, representatives of Ricker|Cunningham (RC), the authors of this Survey, sought to identify all factors that are present and posing obstacles to investment within the Area boundaries.

4.0 Study Methodology and Criteria

RC, Urban Renewal Specialists, were engaged by the Authority in September 2018 to investigate conditions in the Survey Area, and to prepare a report describing their findings. To this end, RC personnel inspected the Area, investigated primary and secondary data sources, and reviewed information including Geographic Information Systems (GIS) records, past reports and studies, and other data and documents provided by City Staff and representatives of the property and development team.

4.1 Statutory Factors Defined

As shown, the Act offers limited guidance regarding actual issues which represent the presence of individual blighting factors. Therefore, RC has identified conditions associated with each one, based on objective and similar analyses for more than three-quarters of the State's urban renewal agencies. Those conditions, which also served as criteria with which to evaluate existing circumstances within the Survey Area, are outlined below. Actual conditions identified or observed within its boundaries, are presented in *Section 5 Description of Conditions*.

(a) Slum, deteriorated, or deteriorating structures

This factor is present when an area contains structures that are deteriorating or deteriorated according to municipal codes or the physical condition of structures in an area pose specific life-safety concerns due to the deterioration or absence of its: roof; walls, fascia board or soffit; foundation; gutters or downspouts; exterior finish; windows or doors; stairways or fire escapes; mechanical equipment; loading areas; fences, walls or gates; or non-primary structures.

(b) Predominance of defective or inadequate street layout

This factor is present when the layout of existing streets or absence of streets adversely impact: the health, safety and welfare of individuals using vehicular and non-vehicular modes of transportation; or sound development of the area. Specific circumstances include: inadequate vehicular access, internal circulation, street widths or parking lot layout; presence of dead ends; deteriorating condition of existing streets; inadequate accommodations for safe pedestrian and bicycle movement; lack of driveway definition or curb cuts; and / or elevated history of traffic accidents.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

This factor is present when a parcels size or configuration (long and narrow or irregularly sized) inhibits, or is likely to inhibit the development of improvements consistent with prevailing regulations (i.e., zoning); or vehicular access is either inadequate or unsafe. In this context, shared access, even among properties with the same owner, is considered a deficiency since it could limit the redevelopment potential of one or more properties were the owner to decide to sell them individually.

(d) [Unsanitary or unsafe conditions](#)

This factor is present when there are poorly lit or unlit areas, sidewalks are cracked or uneven, drainage infrastructure is deficient, trash or mechanical equipment is unscreened, there is evidence of vandalism or vagrancy; incidents of crime are increasing or disproportionately high; there is a lack of fire protection; or hazardous contaminants, floodways and floodplains, and steep slopes threaten the health, safety and welfare of persons in an area.

(e) [Deterioration of site or other improvements](#)

This factor is present when property, structures or public improvements have been damaged or neglected as reflected in deteriorating signs, parking surfaces, curbs, gutters, sidewalks, streets or landscaping; or trash, debris and weeds are visible and pervasive.

(f) [Unusual topography or inadequate public improvements or utilities](#)

This factor is present when the topography of an area, including the presence of severe slopes and gullies, either: makes improvement of properties difficult, impractical, or infeasibly costly; limits a sites usefulness; adversely affects the size or configuration of built structures; or requires expensive infrastructure to support development as required by prevailing regulations. The presence of overhead utilities is another condition considered in the context of this factor.

(g) [Defective or unusual conditions of title rendering the title non-marketable](#)

This factor is present when development is hampered or properties are deemed unmarketable due to conditions of title (including unclear ownership) such as covenants or other provisions governing its use that are discriminatory, obsolete or unduly restrictive. Also considered in the context of this factor is the presence of utility, ditch and access easements which can have a similar impact on a property's potential and capacity for development.

- (h) Existence of conditions that endanger life or property by fire or other causes

This factor is present when property or structures are subject to threats from fire, hazardous contaminants, flooding, or criminal activity.

- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities

This factor is present when conditions within properties or structures pose a threat to habitation or daily use resulting from contamination or a lack of safety infrastructure (i.e., fire sprinkler systems). Conditions that are present under (a), (d), and (k.5) may also be included under this factor.

- (j) Environmental contamination of buildings or property

This factor is present when past or ongoing chemical or biological contamination of a site either poses a health hazard to users, or limits the type or magnitude of development that is either legally permitted or financeable. Conditions listed under factors (d), (i), and (k.5) also qualify under this factor.

- (k.5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

This factor is present when properties or structures are vacant or underutilized (as anticipated by zoning); or a disproportionate level of public services are required to address a disproportionately high frequency of crimes, fires, accidents or building code violations. Conditions listed under factors (a), (d), (i), and (j) also qualify under this factor.

5.0 Description of Conditions

In addition to those sources previously mentioned, RC personnel also relied on information presented in the Enhanced Use Leasing Project Proposal submitted to the USAF by Blue & Silver Development Partners, LLC for information supporting the findings presented below. Because members of the development team include multi-disciplinary engineering and design professionals, and because they relied on standards established by recognized government agencies, RC believed their conclusions to be verifiable and sound.

Based on field investigations, review of data and reports, and discussions with public and private entities with knowledge of the subject properties and improvements in the Survey Area boundaries, RC has found evidence that seven (7) of the possible 11 blight factors are present at a level that “*substantially impairs or arrests the sound growth of the municipality.*” Those factors include: (b) predominance of defective or inadequate street layout; (c) faulty lot layout in relation to size, adequacy, accessibility, or usefulness; (d) unsanitary or unsafe conditions – enhanced lighting within public rights-of-way, accommodations for pedestrians and bicycles; and any improvements deemed reasonable and that will benefit the public; (e) deterioration of site or other improvements; (f) unusual topography or inadequate public improvements or utilities; (g) defective or unusual conditions of title rendering the title nonmarketable; and (k5) existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

What follows are descriptions of conditions, either observed or identified, associated with each of these factors.

(b) Predominance of defective or inadequate street layout

Streets and thoroughfares deemed defective or inadequate are generally those affected by one or more of these roadway conditions including: absence of accommodations for safe vehicular and non-vehicular mobility, limited capacity within rights-of-way to support existing or future traffic activity, and / or degraded or deteriorating roadway materials. Within the Survey Area, adverse roadway conditions were largely attributable to an absence of roads compliant with established municipal standards, and a lack of facilities for safe non-vehicular mobility.

While Northgate Boulevard, the principal east-west arterial connecting properties within the Survey Area to the I-25 corridor, is paved, there are neither discernable curbcuts identifying access points into the subject properties, nor accommodations for bicycles or pedestrians as required by the city's Development Code.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Because faulty streets often cause adjacent lots to be faulty, particularly when they impact vehicular and non-vehicular access; properties that suffer from conditions associated with Factor (b), also suffer from those associated with this Factor (c). The term "faulty" as it is applied here can mean non-compliant, unsafe, or inadequate. As identified above, Northgate Boulevard, in its current state, lacks both curbcuts and facilities for pedestrians or bicycles.

In addition to a lack of roadways providing access to properties in an area, another condition that can cause them to be deemed faulty, is a lack of street infrastructure within parcels. Neither of the properties located within the Survey Area have streets, sidewalks, lighting, connections to adjacent parcels and public spaces, or other facilities essential to public health, safety and welfare.

(d) Unsanitary or unsafe conditions

Conditions which diminish protections for individuals living, working, shopping, or otherwise using or passing through an area, can range from a lack of infrastructure (roadway, electrical, fire suppression, other) to criminal activity; and may include the presence of environmental contaminants or threats from flooding. While unsafe conditions may also be considered unsanitary, the latter are more indicative of neglect rather threats to persons or property.

Potential hazards associated with a lack of adequate streets have been discussed previously. Other infrastructure that is absent and that through its absence poses a possible threat includes water lines and storm drainage facilities. Not only is water needed to serve the users of future development projects within the Area, but it is needed to protect those developments from possible fire-related incidents. The presence of fire resources including

water and suppression systems, with the capacity (pressure and flow) to provide appropriate protection, as required by municipal codes, will be essential. Based on information presented in the EUL Proposal, both water and sewer will be provided by the City, and because of recent development activity in the vicinity of Survey Area, certain improvements may be necessary in order to keep service levels and flow adequate to accommodate the proposed project within its boundaries.

In terms of potential threats from past or ongoing environmentally contaminating events, according to documents cited in the EUL Proposal, specifically a Phase I Environmental Baseline Survey (EBS), no storage, release or disposal of hazardous substances or petroleum products or their derivatives have occurred in the Survey Area. This was also true for adjacent properties that could have otherwise adversely impacted the subject parcels.

The EBS report did, however, mention a septic leach field located in the southern portion of the Survey Area. That system, believed to be less than 20 years old and only serving the existing entrance gate building, was also considered to be an obstacle for the new development. According to members of the development team, once utility lines are extended into the Area, the gate house facility will be tied into the new infrastructure and the septic tank and associated drain field removed in a manner consistent with state environmental regulations.

(e) [Deterioration of site or other improvements](#)

Properties within the Survey Area, while largely vacant, do maintain accommodations for parking including a partially paved, yet degrading lot, and another dirt lot. Based on information presented in the EUL Proposal, prior to commencing construction, the asphalt lot will need to be demolished and the remnant materials removed. Both lots will need to be regraded and filled in order to create level development pads. During this process, unscreened trash, debris, and any damaged fencing or signage materials will be removed, as well. While these conditions, as described, and when considered independent of those associated with other factors, may not suggest a significant threat to people or property within its boundaries; taken together, present obstacles to development of the Area that are financially infeasible to eliminate.

(f) Unusual topography or inadequate public improvements or utilities

Slopes frequently associated with waterways such as arroyos and creeks, and sometimes located in identified flood zones and floodways, present unique and often costly challenges whereas they are frequently accompanied by unstable soils. Efforts to mitigate the impact of slopes and volatile dirt including cutting, compressing, grading, and sometimes mitigating and replacing (when legally protected) soils are essential, since without these interventions, properties can be left with significant fractures, and large expanses that are undevelopable.

Based on information presented in the EUL Proposal, the subject properties will require "an extensive amount of cut and fill earthwork" in order to provide level pad platforms within future development parcels. As explained therein, "The grading operations will incorporate 39 acres and displace approximately 250,000 cubic yards of dirt to properly overlot grade the site." Similarly, stormwater management facilities within the Area, will reportedly be of "paramount importance until final vegetation is established in order to prevent heavy sediment loading into adjacent waterways and tributaries," including Monument and Smith Creeks which traverse the Area along its western and southern edges.

Conditions associated with the second aspect of this Factor (f), specifically related to public utility (including electric and gas) and roadway infrastructure extensions, are two of the most significant factors presenting costly challenges to investment in the Area. In fact, based on due diligence completed by the development team, the establishment of water supply lines to serve the development is the single largest monetary impact for the project.

As explained in the EUL Proposal, water and sanitary sewer service to the Area will be provided by the city of Colorado Springs through Colorado Springs Utilities (CSU). City sewer facilities are estimated to be at 45% of capacity; however, recent development in the vicinity of Northgate Boulevard has reached a level that may make certain improvements necessary in order to keep service levels and flow adequate to accommodate development within the Survey Area. Additionally, in order to deliver water and potable water from city facilities located east of I-25,

pipes will need to be constructed under the interstate, increasing costs significantly.

While the USAF currently has a mainline located along the west bank of Monument Creek that transfers sewage to an onsite treatment plant, according to CSU, the plant is near capacity and would require significant improvements to meet the needs of future development. As envisioned, the proposed project will need to convey sewage easterly across I-25 via a new onsite duplex pump lift station, to a gravity system located near the intersection of Northgate Boulevard and Struthers Road.

Deficiencies in the roadway infrastructure and related enhancements, have been discussed at length above, and while not necessarily unlawful in their current state; established standards will require thoroughfares in the Area that accommodate for pedestrian and bicycle circulation, bicycle parking, landscaping, streetscaping, screening and fencing.

As explained in the EUL Proposal, "Seamless integration with the environment is a shared goal of the development team." To this end, and given the Area's adjacency to both Monument and Smith Creeks, they are planning for "two primary detention water quality ponds in each phase of construction."

While not necessarily required, the Blue & Silver Team also intends to expand on the USAF Academy's national award-winning natural resource management and environmental stewardship program which manages the forests, rangelands wetlands, wildlife, recreational fishing lakes, and multi-use trails within its campus. As such, they are reportedly committed to preserving and protecting historic, cultural and natural assets within and surrounding the Area, and minimizing potential impacts to sensitive habitats.

National Wetlands Inventory (NWI) maps revealed several drainage wetlands within the subject properties, as did recent investigations conducted by the USAF and verified by the U.S. Army Corps of Engineers. Depending on their classification, and location relative to planned improvements in the Area, they may need to be relocated.

(g) Defective or unusual conditions of title rendering a property (or title) non-marketable

As explained in Section 4, this Factor (g) is present when improvements to properties are hampered, or parcels are deemed unmarketable due to conditions of title such as covenants or other provisions are deemed discriminatory, obsolete or unduly restrictive. Also considered in the context of this factor are easements that limit the location and scale of improvements.

Similar conditions are present and adversely affecting the use, operation and transfer of properties within the Survey Area; and all stem from their location within the USAF Academy federal enclave. As explained in the EUL Proposal, the USAF not only intends to retain ownership of properties within the Survey Area, but further requires that resources be retained to “return those properties to their original condition,” which is vacant unimproved land, upon completion of the 75-year ground lease. This type of stipulation is not only extraordinary, but expensive.

Additional challenges to development within Survey Area resulting from its proximity to the Academy campus are associated with heightened levels of security required to protect not only people and property that may occupy the development, but also the infrastructure and utilities serving it. While the subject properties are located outside of its north gate, security requirements will be required that either “meet or exceed existing security configuration.” In terms of protections for communication and information technology systems serving future facilities, since properties in the Survey Area are considered distinct and separate, no extraordinary provisions will be required to guard against potential operational security issues or cyber threats. However, any utility systems connected to existing USAF Academy systems, will require additional protective security measures, including the water and sanitary supply chains, as well as the points of access to these facilities such as manholes and pumping stations. Proper security measures and protocols will be necessary to assure complete control and protection of these vulnerable systems.

- (k.5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

No information was identified suggesting properties within the Area are serviced by public agencies, other than the USAF, at a disproportionate level to similar properties either within the city's municipal boundaries or service area of another organization. Conditions associated with the second aspect of this Factor (k.5), specifically related to vacancy and under-utilization, however, are present and at odds with the vision for the Area shared by both its property owner, the USAF, and the community at-large, as reflected in its policy and visionary documents. Despite its access and visibility from the region-serving I-25 corridor, location within the city's principal gateway, and proximity to concentrations of national and regional retailers located to the east within the Northgate development, properties within the Area remain vacant. While its presence within the USAF Academy federal property might explain an absence of private development associated with their facility, when the USAF joined the City in pursuing state funding for construction of several tourism-related destination facilities, including a commercial mixed-use project within the Survey Area, anchored by a new Academy visitor center, they established their desire to pursue this type of venture through a possible partnership with the private sector. Regardless, no such development has occurred, despite significant levels of similar construction activity throughout the Colorado Springs market.

The lack of development interest under these circumstances suggests that conditions associated with the blighting factors identified in the Act and described in this report, are effectively precluding desired investment from moving forward. Most notable among the conditions adversely impacting development are related to: physical conditions which render nearly 20% of the Survey Area's acreage undevelopable; a lack of utilities and infrastructure necessary to service future uses; and extraordinary provisions within the ground lease offered by the USAF to potential development partners.

6.0 Summary of Findings

As of the date of this report, and based on review of primary and secondary

information sources, physical inspections, and discussions with representatives of the development team that conducted much of the due diligence used to prepare their response to the USAF EUL request; evidence of seven (7) of the 11 total possible factors were found to be present at varying degrees of intensity in the Survey Area, but all at levels considered adverse and impactful to a degree that any resolution or mitigation would be time-intensive and costly. The following Table 1 provides an overview of those factors, categorized by the degree to which they are believed to contribute to adverse conditions in the Survey Area.

Table 1
Summary of Factors

Factors	Conditions Present and Significant	Conditions Present but Less Impactful
(b) Predominance of defective or inadequate street layout	X	
(c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness		X
(d) Unsanitary or unsafe conditions		X
(e) Deterioration of site or other improvements		X
(f) Unusual topography or inadequate public improvements or utilities	X	
(g) Defective or unusual conditions of title rendering the title non-marketable	X	
(k5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements	X	

Source: Ricker/Cunningham.