

**Conditions Study for  
Park Union Study Area  
Colorado Springs, Colorado**

Prepared for:

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*Background information and other data have been furnished to DGC Community Planning and Design (DGC) by Colorado Springs Urban Renewal Authority, Colorado Springs Downtown Development Authority, City of Colorado Spring, and/or third parties, which DGC has used in preparing this report. DGC has relied on this information as furnished, and is neither responsible for nor has confirmed the accuracy of this information.*

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## 1. Introduction

This report presents the conditions (“blight”) survey, analysis, findings and underlying rationale for Park Union Conditions Study (“Conditions Study”, or “Study”), which was undertaken by DGC Community Planning and Design (“DGC”). DGC conducted the field survey in December, 2021.

### 1.1. Purpose

The purpose of the Study is to determine whether slum or blight conditions exist within Park Union Conditions Study Area (“Study Area”) within the meaning of Colorado Urban Renewal Law, and whether the Study Area should be recommended for such urban renewal efforts as the Colorado Springs Urban Renewal Authority (“CSURA”) and the City of Colorado Springs (“Colorado Springs”) may deem appropriate to remediate existing conditions of slum or blight and to prevent further deterioration and blight.

### 1.2. Colorado Urban Renewal Law

In the Colorado Urban Renewal Law, Colorado Revised Statutes § 31-25-101 et seq. (the “Urban Renewal Law”), the legislature has declared that an area of slum or blight.

*...constitutes a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state in general and municipalities thereof; that the existence of such areas contributes substantially to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of public policy and statewide concern....*

Before remedial action can be taken by a public agency, however, the Urban Renewal Law requires a finding by the appropriate governing body that an area exhibits conditions of slum or blight.

The determination that an area constitutes a slum or blighted area is a cumulative conclusion attributable to the presence of several physical, environmental, and social factors. Indeed, slum or blight is attributable to a multiplicity of conditions, which, in combination, tend to accelerate the phenomenon of deterioration of an area. For purposes of this study, the definition of a blighted area articulated in the Urban Renewal Law follows:

*“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:*

- 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. *The existence of conditions that endanger life or property by fire and 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; or*
- k.5 *The 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; or*
- l. *If there is no objection by the 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, liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), 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.*

To be able to use the powers of eminent domain, “blighted” means that five of the eleven factors must be present (Colorado Revised Statutes § 31-25-105.5(2) (a) (l)).

Only one factor must be present if the property owner or owners and the tenant or tenants of such owner or owners do not object to the finding (Colorado Revised Statutes § 31-25-105.5(2) (l)).

Several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. First, the absence of widespread violation of building and health codes does not, by itself, preclude a finding of blight. The definition of “blighted area contained in the Urban Renewal Law is broad and encompasses not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisions the prevention of deterioration.” Second, the presence of one well maintained building does not defeat a determination that an area constitutes a blighted area. A determination of blight is based upon an area “taken as a whole,” and not on a building-by-building basis. Third, a governing body’s “determination as to whether an area is blighted... is a legislative question and the scope of review by the judiciary is

restricted.” A court’s role in reviewing such a blight determination is simply to independently verify if the conclusion is based upon factual evidence determined by the governing body at the time of a public hearing to be consistent with the statutory definition.

### **1.3. Study Methodology**

DGC was retained to perform an independent survey of the Study Area and to determine if it contains conditions of slum or blight so as to constitute a blighted area under the Urban Renewal Law. Based upon the conditions observed in the field, this Study makes a recommendation as to whether the Study Area is blighted within the meaning of the Urban Renewal Law. The actual determination itself remains the responsibility of the legislative body, in this case, the City of Colorado Springs City Council.

An important objective of this study is to obtain and evaluate data on a wide range of physical and non-physical conditions that are present in the Study Area. Data about the Study Area was collected, analyzed, and ultimately portrayed through three carefully performed tasks:

- Task 1: Project Initiation, Data Collection and Mapping
- Task 2: Field Survey, Research and Verification
- Task 3: Documentation and Presentation of Findings

Tasks 1 and 2 are described in Section 2, Study Area Analysis. Task 3 is described in Section 3, Summary of Findings.

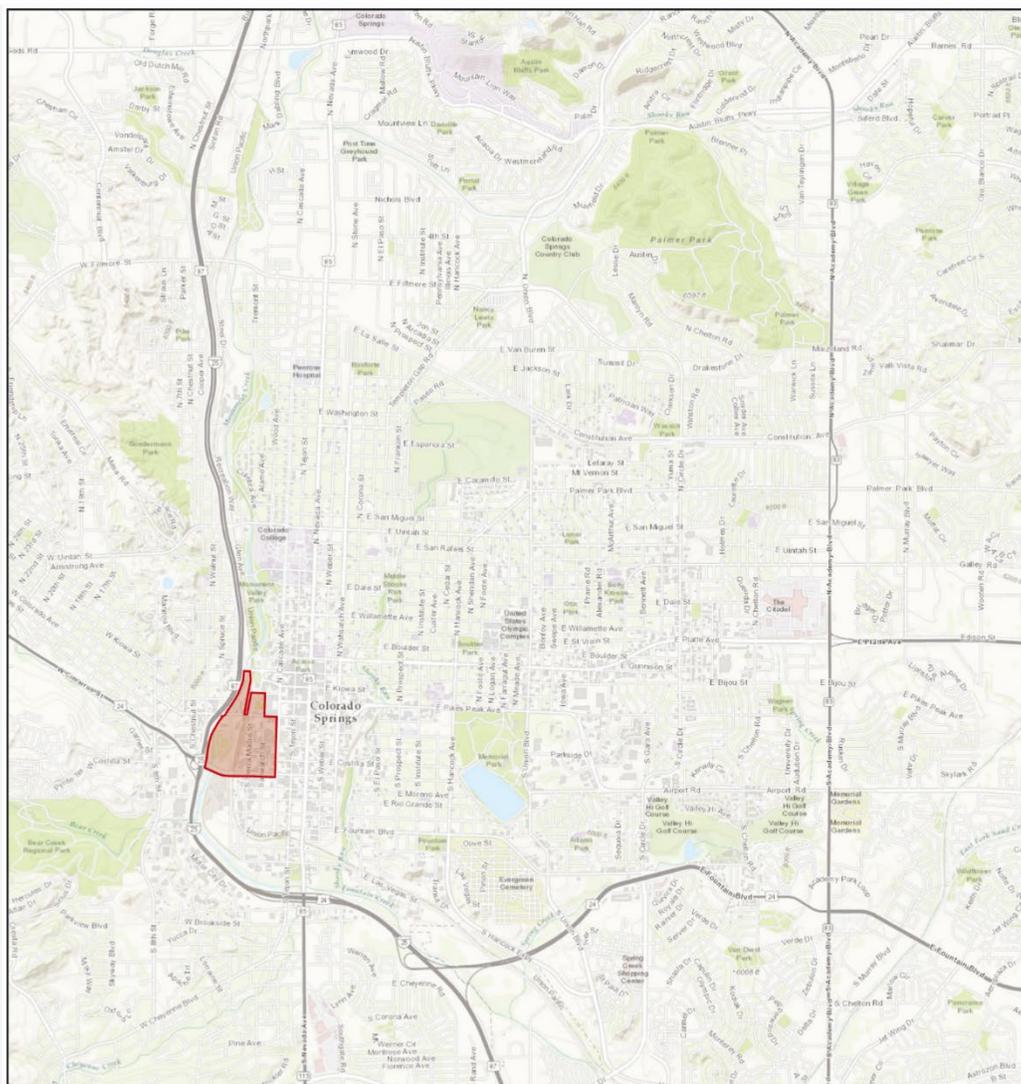
## 2. Study Area Analysis

### 2.1 Study Area

The Study Area includes approximately 137 acres of privately and publicly-owned parcels and public rights-of-way. It is shown on Exhibit 2-1: Study Area Boundary Map. Subarea A (east of the railroad) is 67 acres and Subarea B (to the west) is 70 acres. The Study Area is located on both sides of the railroad right-of-way in southwest Colorado Springs between W Cimarron Street Avenue on the south, S Cascade Avenue on the east, W Pikes Peak Avenue on the north and Interstate 25 on the west. The location of the Study Area within Central Colorado Springs is shown in Exhibit 2-2: Study Area Regional Location Map.



### Exhibit 2-2: Study Area Regional Location Map



**LEGEND**

 Study Area

**DGC Consulting**

**Regional Location**



## 2.2 Existing Conditions

### Background:

This Conditions Study was conducted on December 13 and 14, 2021, followed by research and desktop analysis of physical conditions. The site improvements, buildings, streets and other features shown on the aerial imagery provided by the City and Google Map were consistent with conditions observed during the field survey.

### Development and Land Use:

Much of the Study Area is a former industrial part of Colorado Springs on both sides of the railroad right-of-way. The area west of the railroad includes America the Beautiful Park area, industrial buildings and warehouses, vacant land, public right-of-way, both sides of Monument Creek, and an Interstate 25 on-ramp. The area east of the railroad is part of downtown Colorado Springs and includes industrial land and buildings, subdivided city blocks with older industrial buildings and some retail uses, parking lots and a concentration of public facilities to the east (such as the Pikes Peak Center and El Paso County Motor Vehicle Department), a parking structure, several banks and commercial businesses, and public right-of-way.

Approximately 107 acres overlap between the Study Area and the existing Museum and Park Urban Renewal Area established in 2018. Comparison of the proposed and existing urban renewal study areas highlights these changes: exclusion of approximately four blocks south of W Cimarron, addition of property on both sides of Monument Creek, and addition of one and a half city blocks north of W Colorado Avenue.

While significant development has occurred since the Museum and Park Urban Renewal Area was established in 2018, the Park Union Conditions Study will be used to establish a new urban renewal area that can extend the redevelopment and financing timeframe of key areas for another 25 years. Changes since the 2018 conditions study include: (1) completion of the U.S. Olympic & Paralympic Museum, (2) construction of a multi-purpose sports facility south of W Cimarron Street, (3) reconstruction of streets and sidewalks along S Sierra Madre Street and W Vermijo Avenue, and demolition of buildings on blocks bordering W Vermijo Avenue in preparation of redevelopment. Within the remainder of the Study Area, many buildings remain vacant and there is a high proportion of vacant and underutilized parcels.

Downtown Colorado Springs and the Study Area have been negatively impacted by the Covid-19 pandemic and economic downturn. Downtown businesses have not fully recovered and it is likely that some changes in customer behavior may become permanent. These factors alone could extend the development timetable for the Study Area.

According to the [Downtown Colorado Springs Market Assessment](#) (prepared by Progressive Urban Management Associates, January 27, 2016), Downtown Colorado Springs is benefitting from market trends that are favorable to downtowns throughout the United States. Downtown Colorado Springs is

the strongest office segment and downtown retail is experiencing healthy/low vacancy rates. It has other assets which benefit from national recreation and fitness trends – these include the U.S. Olympic Committee headquarters, outdoor recreation opportunities, and the planned Olympic Museum. However, downtown residential is lagging but there may be future opportunities for new residential development. The industrial market is very small but might expand into targeted niches. The report noted that there are many vacant or underutilized parcels in the vicinity of the Study Area.

Land uses are summarized in Table 2-1: Study Area Surrounding Land Uses.

**Table 2-1: Study Area Surrounding Land Uses**

Area	Land Use
West	Interstate 25 right-of-way
North	Downtown commercial (retail, office, lodging, public/institutional, government), parking, street right-of-way
East	Downtown commercial (retail, office, lodging, public/institutional, government), parking, vacant, street right-of-way
South	Downtown commercial (retail, office, lodging, public/institutional, government), utility (power plant), recreational ( ballfield), parking, vacant, street right-of-way

*Source: Google Map and field observations*

**Zoning:**

The Study Area is in the Central Sector of the City of Colorado Springs Form Based Code, which covers the majority of Downtown Colorado Springs. The Central Sector is envisioned as being the heart of downtown with the highest building densities both horizontally and vertically. The Central Sector is intended to have commercial uses (retail, restaurant, entertainment and office) on the first level of most buildings, with residential, lodging and office uses on the upper levels. The City’s primary goal for the Central Sector is to increase downtown density, create an iconic skyline and establish a high-quality pedestrian environment at street level. There is no maximum building height minimum parking requirements in the Central Sector. Standards and guidelines in the Code will be applicable to development in the Study Area.

**Parcels Surveyed:**

The Study Area includes 71 privately and publicly-owned parcels totaling 80 acres, plus public right-of-way. Assessor’s information is summarized on Table 2-2: Study Area Parcels Surveyed. The parcel boundaries are illustrated on Exhibit 2-3: Study Area Parcel Map.

**Table 2-2: Study Area Parcels Surveyed**

Address	Schedule #	Ownership	Area (Acres)	Area (SF)
<b>BLOCK A</b>				
117 Vermijo Ave W	6418313016	CSJ NO 7 LLC, URBAN PROPERTIES NO 4 LLC	3.55	154,638
<b>BLOCK B</b>				
121 Cucharas St W	6418306013	DDJ NO 1 LLC	1.13	49,223
111 Cucharas St W	6418306014	DDJ NO 1 LLC	0.47	20,475
103 Cucharas St W	6418306015	CSJ NO 1 LLC	0.23	10,000
110 Vermijo Ave W	6418306016	DDJ NO 1 LLC	0.60	25,940
110 Vermijo Ave W	6418306017	DDJ NO 1 LLC	0.32	14,060
118 Vermijo Ave W	6418306018	DDJ NO 1 LLC	0.23	10,000
122 Vermijo Ave W	6418306019	DDJ NO 1 LLC	0.11	5,000
124 Vermijo Ave W	6418306020	CSJ NO 1 LLC	0.34	15,000
130 Vermijo Ave W	6418306021	DDJ NO 1 LLC	0.23	10,000
<b>BLOCK C</b>				
129 Costilla St W	6418314016	CSJ NO 7 LLC, URBAN ENTERPRISES LLC	0.22	9,500
125 Costilla St W	6418314005	CSJ NO 7 LLC, URBAN ENTERPRISES LLC	0.22	9,500
121 Costilla St W	6418314004	CSJ NO 7 LLC, JENKINS CAROLYN SUE, URBAN ENTERPRISES LLC	0.22	9,500
119 Costilla St W	6418314003	CSJ NO 7 LLC, JENKINS CAROLYN SUE, URBAN ENTERPRISES LLC	0.22	9,500
111 Costilla St W	6418314002	BLH NO 2 LLC	0.44	19,000
101 Costilla St W	6418314001	BLH NO 2 LLC	0.44	19,000
114 W Cimarron St	6418314018	CSJ NO 7 LLC, URBAN ENTERPRISES LLC	0.87	38,000
124 W Cimarron St	6418314017	CSJ NO 7 LLC, JENKINS CAROLYN SUE, URBAN ENTERPRISES LLC	0.65	28,500
425 S Sierra Madre St	6418314007	CSJ NO 7 LLC, URBAN ENTERPRISES LLC	0.22	9,500
<b>BLOCK D</b>				
200 Sierra Madre St S	6418305052	UNITED STATES OLYMPIC MUSEUM	1.66	72,310
206 Sierra Madre St S	6418305053	CITY OF COLORADO SPRINGS	0.30	13,053
114 S Sierra Madre St	6418305042	DALE & KERRI CLIMER	0.18	7,728
110-A S Sierra Madre St	6418227001	MALTZ ENTERPRISES LLC	0.74	32,325
228 W Cimarron St	6418305049	SRPC LLC	3.17	138,085
402 S Sierra Madre St	6418305011	CSJ NO 1 LLC	0.23	9,866
0 Sierra Madre St S	6418305050	SRPC LLC	0.64	27,772
S Sierra Madre St	6418305051	CSJ NO 7 LLC, URBAN PROPERTIES NO 4 LLC	0.03	1,503
<b>BLOCK E</b>				
435 Sahwatch St	6418315021	BLH NO 2 LLC	0.67	29,022
415 Sahwatch St	6418315017	COLORADO SPRINGS CONSERVATORY	0.66	28,620
410 S Cascade Ave	6418315016	UNITED BANK OF CO SPGS NA	1.09	47,480
426 S Cascade Ave	6418315020	COLORADO SPRINGS CREDIT UNION	1.09	47,480
<b>BLOCK F</b>				
25 Vermijo Ave W	6418312003	CSJ NO 7 LLC, URBAN PROPERTIES NO 4 LLC	0.98	42,750
11 Vermijo Ave W	6418312015	310 CASCADE LLC	0.22	9,375
310 S Cascade Ave	6418312014	310 CASCADE LLC	0.55	23,875
324 S Cascade Ave	6418312013	PIKES PEAK REGIONAL DEV CO	0.26	11,300
320 S Cascade Ave	6418312016	PELTON BRADFORD	0.11	4,792
318 S Cascade Ave	6418312010	303 SOUTH CASCADE LLC	0.05	2,250
318 S Cascade Ave	6418312009	EDWARD F LUNDBERG	0.01	500

Source: El Paso County Assessor Office and Nor'wood

**Table 2-2: (cont'd)**

Address	Schedule #	Ownership	Area (Acres)	Area (SF)
<b>BLOCK G</b>				
200 S Cascade Ave	6418307012	EL PASO COUNTY	3.67	159,865
0 E Cucharras St	6418303006	EL PASO COUNTY	0.92	40,000
103 W Colorado Ave	6418303004	SUN PLAZA LTD LLP	0.92	40,089
104 S Cascade Ave	6418223010	H2 PROPERTIES LLC	2.02	87,991
<b>BLOCK H</b>				
120 Sahwach St	6418304003	LOUISE ESKANOS	1.2	52,272
120 W Cucharras St	6418304002	LOUISE ESKANOS	0.22	9,500
128 W Cucharras St	6418222007	LOUISE ESKANOS	0.33	14,250
127 W Colorado Ave	6418222008	LOUISE ESKANOS	0.55	23,750
119 W Colorado Ave	6418222010	LOUDEN FOURTH FAMILY LTD LLLP	0.32	13,744
115 W Colorado Ave	6418222004	R&J LAND COMPANY LLLP	0.22	9,500
109 W Colorado Ave	6418222003	R&J LAND COMPANY LLLP	0.29	12,625
101 W Colorado Ave	6418222009	SUN PLAZA LTD LLP	0.36	15,875
<b>BLOCK J</b>				
102 W Colorado Ave	6418220005	LOUDEN FOURTH FAMILY LTD LLLP	0.80	34,713
108 Antlers Pl	6418218004	COLORADO SPRINGS CHILD NURSERY CENTERS INC	1.25	54,500
0 S Sierra Madre St	6418218003	CITY OF COLORADO SPRINGS	3.3	143,748
10 S Sierra Madre St	6418200026	ODP, LLC	2.07	90,169
<b>BLOCK K</b>				
0 W Colorado Ave	6418200007	CITY OF COLORADO SPRINGS	0.86	37,496
234 W Colorado Ave	6418200019	CITY OF COLORADO SPRINGS	0.22	9,480
218 W Colorado Ave	6418200022	CHARLES J MURPHY	0.67	29,020
218 W Colorado Ave	6418200023	CITY OF COLORADO SPRINGS	0.88	38,503
18-14-66	6418200015	CHARLES J MURPHY	0.12	5,250
0 W Colorado Ave	6418200024	CHARLES J MURPHY	0.67	29,064
210 W Colorado Ave	6418226003	CHARLES J MURPHY	0.58	25,150
214 W Colorado Ave	6418226001	CHARLES J MURPHY	0.55	23,872
18-14-66	6418200029	CHARLES J MURPHY	1.68	73,130
18-14-66	6418200028	CITY OF COLORADO SPRINGS	4.21	183,261
<b>PARKSIDE</b>				
301 Cimino Dr	7413401033	CSJ NO 7 LLC, URBAN ENTERPRISES LLC	1.14	49,658
0 Cimino Dr	7413401030	CITY OF COLORADO SPRINGS	0.04	1,792
0 Cimino Dr	7413407029	CITY OF COLORADO SPRINGS	0.05	2,107
0 Cimino Dr	7413401034	CITY OF COLORADO SPRINGS	1.12	48,754
125 Cimino Dr	6418305045	SOUTHWEST DOWNTOWN NO 1 LLC	2.23	97,139
25 Cimino Dr	6418221015	25 CIMINO LLC	3.35	145,926
30 Cimino Dr	7413401025	CITY OF COLORADO SPRINGS	3.14	136,778
126 Cimino Dr	7413401031	CITY OF COLORADO SPRINGS	16.91	736,600
0 Conejos	7413133001	TLC PROPERTIES INC	0.11	5,000
<b>TOTAL</b>			<b>80</b>	<b>3,496,995</b>

Source: El Paso County Assessor Office and Norwood

### Exhibit 2-3: Study Area Parcel Map



### **Streets and Utilities:**

City of Colorado Springs Utilities is a municipal utility that is obligated to serve customers within its service area, which includes the Study Area. The utility provides water, wastewater, gas, and electric service. Based on information provided by Colorado Springs Utilities, both eastern and western parts of the Study Area have existing utilities in the street and alley rights-of-way. Although some of this infrastructure dates from the late 1800's, this is not considered to be unusual. Telephone and telecommunications infrastructure in the Study Area are provided by private utilities.

Recently, portions of S Sierra Madre Street and W Vermijo Avenue have been reconstructed with sidewalks and pedestrian amenities.

### **Environmental:**

The Limited Site Investigation (LSI) of Industrial Property at South Sierra Madre Street and Cimarron Street was prepared for the Olympic Museum by Terracon in July 2015. The site consisted at the time of a vacant warehouse and an approximate 2,800 square foot one story commercial building and paved parking and drive areas. The purpose of the LSI was to investigate potential environmental impacts from the historical use of the property as an industrial and commercial facility. Terracon recommended that the site be entered into the Colorado Department of Public Health and Environment (CDPHE) Voluntary Cleanup Program (VCUP), which provides public and private property owners with the opportunity to facilitate remediation as well as assurances against future regulatory enforcement once the site has satisfied the remedial targets set forth in the VCUP program.

A VCUP application was submitted in May 2018 and approved. A Project Completion Report and Request for No Action Determination was submitted in September 2019. The Museum received a No Further Action letter as part of its completion from CDPHE. The plan, which was to cap the site, was acceptable to CDPHE.

The Additional Environmental Site Assessment, Former Manufactured Gas Plant, 25 Cimino Drive, Colorado Springs, Colorado, was prepared in February 2008 by Lt Environmental, Inc. for the City of Colorado Springs. The purposes of conducting the ESA were to define the lateral extent, vertical extent, distribution, and magnitude of the chemicals of concern in soil and groundwater at the Site. Field activities were conducted at the Site between November 7, 2007 and November 16, 2007

Elevated concentrations of BTEX, naphthalene, PAHs, and Phenols in soil and the presence of DNAPL appear to indicate that impacted soil is the main concern at the Site. Impacted groundwater appears to be limited to BTEX and naphthalene; however, PAH and Phenol analytical results from the groundwater appear to be inconclusive at this time. A comprehensive remediation alternatives analysis needs to be performed as a precursor to the VCUP application that will be submitted to CDPHE.

### **Vacancy and Underutilization:**

Conditions of vacancy and underutilization in the Study Area were determined in several different ways. During the site survey, many vacant buildings, parcels and parking lots were observed throughout the Study Area, which is much less developed than other parts of Downtown Colorado Springs. Secondly, the [Downtown Colorado Springs Market Assessment](#) (prepared by Progressive Urban Management Associates, January 27, 2016), noted vacant or underutilized parcels in the vicinity of what is now described as the Study Area. Thirdly, a desktop analysis of Floor Area Ratio (FAR) in the Study Area conducted for the 2018 Conditions Study confirmed these observations. FAR is a measurement of overall development density which can indicate physical underutilization. In 2018 the calculated FAR was .21 in the 2018 Study Area, significantly less dense than urban core development which typically has an FAR of 1.0 or 2.0. Setting aside the U.S. Olympic & Paralympic Museum parcels and recognizing the significant demolition of buildings that has occurred, the density in the Study remains very low.

Therefore, these observations corroborate each other and are evidence of substantial physical underutilization or vacancy of sites, buildings, or other improvements.

## **2.3 Field Survey Approach**

The physical site survey was conducted on December 13 and 14, 2021. The majority of the blight factors were addressed during the site visit – exceptions being those which were not considered or were analyzed through “desktop analysis” (see description below). Each observation of a blight factor observed during the field survey, as described in Section 1, was tallied on a survey matrix and documented with a photograph (which is cross referenced). The field survey information is summarized as follows:

- Locations of the observations and photographs are documented on an aerial photo for the survey area (Exhibit 3-1: Field Survey Photo-Reference Map). Note that the numbers on the aerial image reference numbered photos in the tables. Photos with “A” in their title were taken east of the railroad and those with “B” were taken west of and including the railroad.
- The survey observations are summarized on Table 2-3: Study Area Observed Conditions Summary. A more detailed list of observations is included in Chapter 3. Note again the cross-referencing of numbered photos.
- The narrative is supplemented with relevant photographs that highlight the observations. A complete set of photographs is included in Chapter 3.

## **2.4 Desktop Analysis**

In addition to the field survey, further analysis was performed in an office setting. This “desktop analysis” (D.A. on the tables) included review of information provided by CSURA, City of Colorado Springs, Downtown Colorado Springs Development Authority (DDA), El Paso County Assessor website data, public domain aerial photography, and other documentation in order to comprehensively assess

the existing conditions within the Study Area. The following factors were evaluated in the desktop analysis:

- b. Defective or inadequate street layout
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- j. Environmental contamination of buildings or property
- k.5 The 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

The following factors were not surveyed or analyzed:

- g. Defective or unusual conditions of title rendering the title nonmarketable
- i. Buildings which 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

## **2.5 Blight Factor Evaluation Criteria**

DGC Community Planning and Design developed the following evaluation criteria for examination of the eleven blight factors (a through k.5) and has used them on more than 30 previous blight and conditions studies in Colorado. These criteria were for the field survey and review of available supplemental documentation during the desktop analysis. Each factor is noted with the methodology for analysis (field, desktop, or both).

### **a. Slum, deteriorating or deteriorated structures**

Field survey efforts examining this factor focused on the general condition and level of deterioration of the existing building's exterior components, such as:

- Deteriorated exterior walls
- Deteriorated visible foundation/ incomplete demolition
- Deteriorated fascia, soffits, and/or eaves
- Deteriorated/ lack of gutters and/or downspouts
- Deteriorated exterior finishes
- Deteriorated windows or doors
- Deteriorated stairways and/or fire escapes
- Deteriorated loading dock areas and/or ramps
- Deteriorated barriers, walls, and/or gates
- Deteriorated ancillary structures
- Other (exposed electrical; incomplete demolition)

**b. Predominance of defective or inadequate street layout**

The analysis conducted for this blight factor evaluated the effectiveness or adequacy of the streets within the Study Area. Evaluation criteria in this section include:

- Poor vehicle access
- Poor internal circulation
- Substandard driveway definition and/or curb cuts
- Poor parking lot layout
- Other (poor street layout and access)

**c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

The analysis conducted for this blight factor evaluated the adequacy of the lot layout within the Study Area. Evaluation criteria in this section include:

- Faulty and/or irregular lot shape
- Faulty and/or irregular lot configuration
- Lack of access to a public street
- Inadequate lot size
- Other

**d. Unsanitary or unsafe conditions**

The presence of the following conditions could contribute to an unsafe or unsanitary environment within the Study Area and surrounding community:

- Poorly lit or unlit areas
- Cracked or uneven surfaces for pedestrians
- Poor drainage
- Insufficient grading or steep slopes
- Presence of trash and debris
- Presence of abandoned or inoperable vehicles
- Presence of hazardous materials or conditions
- Presence of vagrants, vandalism, and/or graffiti
- Other hazards present (unsafe level changes/drop-offs)

**e. Deterioration of site or other improvements**

This factor focuses on conditions that indicate the lack of general maintenance of a structure, site, or through the presence of these conditions, the environment that reduces the site's usefulness and desirability. The conditions are as follows:

- Deterioration or lack of parking lot or site pavement
- Deterioration or lack of site curb and gutter

- Deterioration or lack site sidewalks and pedestrian areas
- Deterioration or lack of outdoor lighting
- Deterioration or lack of site utilities
- Deterioration or lack of surface drainage facilities
- Inadequate site maintenance
- Non-conformance to site development regulations
- Deterioration of signage
- Other (deteriorated fencing/stairways)

**f. Unusual topography or inadequate public improvements or utilities**

This factor identifies key deficiencies in the off-site and on-site public infrastructure and topography within the Study Area, including:

- Poor site grading
- Deterioration of street pavement in right-of-way
- Deterioration or lack of curb and gutter in right-of-way
- Insufficient street lighting in right-of-way
- Presence of overhead utilities in right-of-way
- Deterioration or lack of sidewalks in right-of-way
- Deteriorated utilities in right-of-way
- Other

**g. Defective or unusual conditions of title rendering the title nonmarketable**

This factor is evaluated through research and analysis of title documents and potential encumbrances. Existence of these criteria contributes to prolonged periods of vacancy and hinders redevelopment:

- Title conditions making the property unmarketable
- Other (easements and other encumbrances)

**h. The existence of conditions that endanger life or property by fire or other causes**

The presence of these criteria within the Study Area can endanger human lives and property:

- Structures in the floodplain
- Evidence of previous fire
- Inadequate emergency vehicle provisions
- Presence of dry debris adjacent to structures
- Hazardous materials near structures
- Dead trees/shrubs near high traffic areas or structures
- Other hazards present (unsafe level changes; trip/fall hazard)

**i. Buildings which 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**

The criteria for this factor are focused primarily on defective or dangerous conditions within the building envelope and require internal access to the structure for full assessment:

- Building code violations
- Public health concerns
- Dilapidated or deteriorated interior of building
- Defective design or physical construction
- Faulty or inadequate facilities
- Presence of mold
- Inadequate emergency egress provisions
- Evidence of recent flooding
- Unprotected electrical systems, wires, and/or gas lines
- Inadequate fire suppression systems
- Evidence of vagrants inside building
- Other

**j. Environmental contamination of buildings or property**

The presence of environmental contamination hinders redevelopment through added costs and is potentially hazardous to the surrounding community. These conditions are typically not evident through a visual field survey:

- Official documentation of environmental contamination
- Storage or evidence of hazardous materials
- Other evidence of environmental contamination

**k.5 The 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**

These additional criteria are typically not visible during a field survey, but could hinder redevelopment when present:

- High levels of vacancy
- High levels of municipal code violations
- High levels of vehicular accident reports
- High levels of requests for emergency services
- Other evidence of required high level of municipal services
- Other evidence of substantial physical underutilization

## **2.6 Results of the Study Area Analysis**

The overall findings of the Study Area analysis are presented in this section. Table 2-3: Study Area Observed Conditions Summary tabulates the results of the field survey and desktop analysis and Figures 2-2 to 2-11 are representative photographs of field observations of blight factors. A complete set of

photographs that correlate by number with Photographic/Desktop Analysis Reference Sheets is included in Exhibit 3-2.

After review of the eleven blight factors described in Colorado Urban Renewal Law, the following eight factors were observed within the Study Area during the field survey or as a result of subsequent desktop research and analysis:

- a. Slum, deteriorated, or deteriorating structures
- b. Defective or inadequate street layout
- d. Unsanitary or unsafe conditions
- e. Deterioration of site or other improvements
- f. Unusual topography or inadequate public improvements or utilities
- h. The existence of conditions that endanger life or property by fire or other causes
- j. Environmental contamination
- k.5 The 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

One factor evaluated as part of the survey and desktop analysis were not observed in the Study Area.

- c. Faulty lot layout

Two factors were not surveyed as part of this study:

- g. Defective or unusual conditions of title rendering the title nonmarketable
- i. Buildings which 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

**a. Slum, deteriorated, or deteriorating structures – OBSERVED**

There are dilapidated buildings remaining throughout the Study Area. Based on an examination of building exteriors, these buildings had deteriorated exterior walls, windows and doors, architectural features, and finishes. Exterior loading docks, walls, fences and ancillary structures were also deteriorated. Much of this was due to the age of buildings, poor exterior condition, and in many cases, vacancy and lack of exterior maintenance. Taken as a whole, slum, deteriorated, and deteriorating structures were observed throughout the Study Area.

**b. Predominance of defective or inadequate street layout – OBSERVED**

Many of the parcels in The Study Area exhibited poor vehicle access, non-existent or substandard driveways, and poor or non-existent parking lot layouts. Much of this was due to a lack of curb and gutter along the street right-of-way. Taken as a whole, the Study Area exhibited a predominance of defective and inadequate street layout.

**c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness – NOT OBSERVED**

The east side of the Study Area is composed of rectangular city blocks and lots and platted streets. Existing lots can be developed as is or assembled into larger parcels through the subdivision process and are considered suitable for development. The west side of the Study Area includes several very large parcels suitable for development and only a few smaller out-parcels that would be difficult to assemble into a larger site. Taken as a whole, the Study Area is considered suitable for development.

**d. Unsanitary or unsafe conditions - OBSERVED**

Multiple conditions were observed indicating unsanitary or unsafe conditions within the Study Area. These include evidence of poor lighting, cracked or uneven surfaces for pedestrians, poor drainage due to the flat nature of the site (which causes pooling of water), presence of trash and debris throughout, evidence of vagrants, and unsafe level changes due to overall deterioration of site improvements. Together, these constitute unsanitary and unsafe conditions.

**e. Deterioration of site or other improvements - OBSERVED**

There is widespread deterioration of site improvements within the Study Area. Site pavements are deteriorated, there is a lack of curb and gutter, sidewalks and pedestrian areas are deteriorated, and there is a lack of outdoor lighting. Many of the properties within the Study Area exhibit a lack of site maintenance. These observations are evidence of deteriorated site improvements.

**f. Unusual topography or inadequate public improvements or utilities – OBSERVED**

Parcels within the Study Area are served by public and private utilities located in adjacent street rights-of-way and alleys. Water, sewer, natural gas, and electric power provided by Colorado Springs Utilities are reported to be adequate. Telecommunications are provided by private companies. Visible public improvements such as sidewalks, curb and gutter, and landscaping are non-existent or severely degraded. Many street frontages in the Study Area lack curb and gutter and the street pavement transitions to unimproved gravel areas which are used for on-street parking. These observations are evidence of inadequate public improvements or utilities.

**g. Defective or unusual conditions of title rendering the title nonmarketable – Not Surveyed**

This factor was not evaluated in the limited scope of this study.

**h. The existence of conditions that endanger life or property by fire or other causes – OBSERVED**

The field survey identified Study Area parcels with debris and trash next to buildings that could cause fire, other hazardous materials or situations, dead trees and shrubs near buildings and high traffic areas

and unsafe street access conditions which could contribute to automobile and pedestrian accidents. Taken together, these observations are evidence of conditions that endanger life or property by fire or other causes.

**i. Buildings which 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 – Not Surveyed**

A detailed evaluation of the interiors of buildings and code enforcement data was not part of this Conditions Study. However, the exterior condition of buildings was observed during the field survey and the results are summarized in 1. Slum, deteriorated, or deteriorating structures.

**j. Environmental contamination of buildings or property - OBSERVED**

The Additional Environmental Site Assessment, Former Manufactured Gas Plant, 25 Cimino Drive, Colorado Springs, Colorado, was prepared in February 2008 by Lt Environmental, Inc. for the City of Colorado Springs. The purposes of conducting the ESA were to define the lateral extent, vertical extent, distribution, and magnitude of the chemicals of concern in soil and groundwater at the Site. Field activities were conducted at the Site between November 7, 2007 and November 16, 2007

Elevated concentrations of BTEX, naphthalene, PAHs, and Phenols in soil and the presence of DNAPL appear to indicate that impacted soil is the main concern at the Site. Impacted groundwater appears to be limited to BTEX and naphthalene; however, PAH and Phenol analytical results from the groundwater appear to be inconclusive at this time. A comprehensive remediation alternatives analysis needs to be performed as a precursor to the VCUP application that will be submitted to CDPHE.

These documented conditions are evidence of environmental contamination of buildings or property within the Study Area.

**k.5. The 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 – OBSERVED**

Conditions of vacancy and underutilization in the Study Area were determined in several different ways. During the site survey, many vacant buildings, parcels and parking lots were observed throughout the Study Area, which is much less developed than other parts of Downtown Colorado Springs. Secondly, the Downtown Colorado Springs Market Assessment (prepared by Progressive Urban Management Associates, January 27, 2016), noted vacant or underutilized parcels in the vicinity of what is now described as the Study Area. Thirdly, a desktop analysis of Floor Area Ratio (FAR) in the Study Area conducted for the 2018 Conditions Study confirmed these observations. FAR is a measurement of overall development density which can indicate physical underutilization. In 2018 the calculated FAR was .21 in the 2018 Study Area, significantly less dense than urban core development which typically has

an FAR of 1.0 or 2.0. Setting aside the U.S. Olympic & Paralympic Museum parcels and recognizing the significant demolition of buildings that has occurred, the density in in the Study Area remains very low.

Taken together, these conditions are evidence of substantial physical underutilization or vacancy of sites, buildings, or other improvements.

**Table 2-3: Study Area Observed Conditions Summary**

CSURA Park Union Subareas A - B Field Survey and Desktop Analysis Summary			D.A.	
<b>a.</b>	SLUM, DETERIORATED OR DETERIORATING STRUCTURES	Deteriorated external walls	•	
		Deteriorated visible foundation	•	
		Deteriorated fascia/soffits/eaves	•	
		Deteriorated/lack of gutters/downspouts	•	
		Deteriorated exterior finishes	•	
		Deteriorated windows and doors	•	
		Deteriorated stairways/fire escapes	•	
		Deteriorated loading dock areas/ramps	•	
		Deteriorated barriers/walls/gates	•	
		Deteriorated ancillary structures	•	
		Other (exposed electrical; incomplete demolition)	•	
<b>b.</b>	DEFECTIVE OR INADEQUATE STREET LAYOUT	Poor vehicle access	•	
		Poor internal circulation	•	
		Substandard driveway definition/curbcuts	•	
		Poor parking lot layout	•	
		Other (poor street layout and access)	•	
<b>c.</b>	FAULTY LOT LAYOUT	Faulty/irregular lot shape		
		Faulty/irregular lot configuration		
		Lack of access to a public street		
		Inadequate lot size		
		Other		
<b>d.</b>	UNSANITARY OR UNSAFE CONDITIONS	Poorly lit or unlit areas		
		Cracked or uneven surfaces for pedestrians	•	
		Poor drainage	•	
		Insufficient grading or steep slopes	•	
		Presence of trash and debris	•	
		Abandoned/inoperable vehicles and equipment	•	
		Presence of potentially hazardous materials or conditions	•	
		Vagrants/vandalism/graffiti	•	
		Other (unsafe level changes/drop-offs)	•	
<b>e.</b>	DETERIORATION OF SITE OR OTHER IMPROVEMENTS	Deteriorated/lack of parking lot/site pavement	•	
		Deteriorated/lack of site curb and gutter	•	
		Deteriorated/lack of site sidewalks/pedestrian areas	•	
		Deteriorated/lack of outdoor lighting		
		Deteriorated/substandard/lack of site utilities		
		Deteriorated/lack of surface drainage facilities	•	
		Inadequate site maintenance	•	
		Non-conformance to site development regulations	•	
		Deterioration of signage		
		Other (deteriorated site improvements, fencing, walls)	•	

Note: Desktop Analysis is abbreviated as D.A.

Source: DGC field survey and Google Map

**Table 2-3: (continued)**

<b>CSURA Park Union Subareas A - B Field Survey and Desktop Analysis Summary</b>			D.A.	
<b>f.</b>	UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES	Poor site grading	•	
		Deteriorated/lack of street pavement in right-of-way	•	
		Deteriorated/lack of curb and gutter in right-of-way	•	
		Insufficient street lighting in right-of-way		
		Overhead utilities in right-of-way		
		Deteriorated/inadequate/lack of sidewalks in right-of-way	•	
		Deteriorated/unsafe utilities in the right-of-way		
		Other		
<b>g.</b>	DEFECTIVE OR UNUSUAL TITLE CONDITIONS	Title conditions making the property unmarketable	NS	
		Other (easements and other encumbrances)		
<b>h.</b>	THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES	Structures in the floodplain		
		Evidence of previous fire		
		Inadequate emergency vehicle provisions		
		Presence of dry debris adjacent to structures	•	
		Hazardous materials near structures	•	
		Dead trees/shrubs near high traffic areas	•	
Other (unsafe level changes; trip/fall hazard)	•			
<b>i.</b>	BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES	Building code violations		
		Public health concerns		
		Dilapidated or deteriorated interior of building		
		Defective design or physical construction		
		Faulty or inadequate facilities		
		Presence of mold		
		Inadequate emergency egress provisions	NS	
		Evidence of recent flooding		
		Unprotected electrical systems/wires/gas lines		
		Inadequate fire suppression systems		
		Evidence of vagrants inside building		
		Other - Damaged flooring with exposed crawlspace		
<b>j.</b>	ENVIRONMENTAL CONTAMINATION	Official documentation of contamination		•
		Storage or evidence of hazardous materials		
		Other evidence of environmental contamination	D.A.	
<b>k.5</b>	REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/ BUILDINGS/ IMPROVEMENTS UNDERUTILIZED/ VACANT	High levels of vacancy		•
		High levels of municipal code violations		
		High levels of vehicular accident reports		
		High levels of requests for emergency services		
		Other evidence of required high level of municipal services	D.A.	
Other evidence of substantial physical underutilization		•		

Note: Desktop Analysis is abbreviated as D.A.

Source: DGC field survey and Google Map



**Figure 2-1 Deteriorated retaining walls/loading docks, poor parking lot layout, cracked or uneven pedestrian surfaces, unsafe level changes, deteriorated curb and gutter, inadequate and deteriorated sidewalk, trash and debris, inadequate site maintenance, non-conformance to development regulations (Photo A-1)**



**Figure 2-2 Deteriorated exterior walls, fascia, finishes, and windows, cracked or uneven pedestrian surfaces, trash and debris, deteriorated curb and gutter, inadequate and deteriorated sidewalk, inadequate site maintenance, non-conformance to development regulations (Photo A-15)**



**Figure 2-3 Deteriorated exterior walls, fascia, finishes, windows, gutters and downspouts, deteriorated retaining walls/fences, cracked or uneven pedestrian surfaces, trash and debris, inadequate and deteriorated sidewalk, inadequate site maintenance, non-conformance to development regulations (Photo A-17)**



**Figure 2-4 Substandard driveway/curb cuts, cracked and uneven surfaces, unsafe level changes, inadequate surface drainage, deteriorated curb and gutter, inadequate and deteriorated sidewalk, inadequate site maintenance, non-conformance to development regulations (Photo A-24)**



**Figure 2-5 Deteriorated retaining walls/loading docks, poor parking lot layout, cracked or uneven pedestrian surfaces, unsafe level changes, deteriorated curb and gutter, lack of sidewalks, inadequate sidewalk, trash and debris, unsafe level changes, potentially hazardous conditions, inadequate site maintenance, non-conformance to development regulations (Photo A-32)**



**Figure 2-6 Cracked or uneven pedestrian surfaces, deteriorated sidewalk, unsafe level changes, potentially hazardous conditions, inadequate site maintenance (Photo A-38)**



**Figure 2-7 Deteriorated fences/walls, cracked or uneven pedestrian surfaces, deteriorated sidewalk, unsafe level changes, trash and debris, potentially hazardous conditions, inadequate site maintenance (Photo B-3)**



**Figure 2-8 Deteriorated walls/fences, deteriorated parking areas, poor parking lot layout, insufficient/deteriorated drainage, cracked or uneven pedestrian surfaces, unsafe level changes, deteriorated curb and gutter, trash and debris, inadequate site maintenance, non-conformance to development regulations, vagrants/graffiti/vandalism (Photo B-13)**



**Figure 2-9 Deteriorated visible foundation, deteriorated gutter/downspouts, potentially hazardous conditions, unsafe level changes (Photo B-19)**



**Figure 2-10 Presence of trash and debris, inadequate site maintenance, deteriorated fences, vagrants/graffiti/vandalism (Photo D-10)**

## **3. Summary of Findings and Conclusions**

### **3.1 Findings**

Within the Park Union Study Area, the field survey and desktop analysis identified fifty-nine conditions representing eight different factors that contribute to a finding of blight. Specific examples and photo documentation from the field survey/desktop analysis is documented on Exhibit 3-1: Field Survey Photo Reference Map and Table 3-1 to 3-5: Photographic/Desktop Analysis Reference Sheets. A complete set of survey photographs by study sub-area is included in Exhibit 3-2.

The blight factors and conditions observed are listed below:

#### **a. Slum, deteriorating or deteriorated structures**

- Deteriorated exterior walls
- Deteriorated visible foundation/ incomplete demolition
- Deteriorated fascia, soffits, and/or eaves
- Deteriorated/ lack of gutters and/or downspouts
- Deteriorated exterior finishes
- Deteriorated windows or doors
- Deteriorated stairways and/or fire escapes
- Deteriorated loading dock areas and/or ramps
- Deteriorated barriers, walls, and/or gates
- Other (exposed electrical; incomplete demolition)

#### **b. Predominance of defective or inadequate street layout**

- Poor vehicle access
- Poor vehicular circulation
- Substandard driveway definition and/or curb cuts
- Poor parking lot layout

#### **c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

- No factors identified

#### **d. Unsanitary or unsafe conditions**

- Cracked or uneven surfaces for pedestrians
- Poor drainage
- Insufficient grading or steep slopes
- Presence of trash and debris
- Presence of abandoned or inoperable vehicles
- Presence of hazardous materials or conditions

- Presence of vagrants, vandalism, and/or graffiti
  - Other hazards present (unsafe level changes/drop-offs)
- e. Deterioration of site or other improvements**
- Deterioration or lack of parking lot or site pavement
  - Deterioration or lack of site curb and gutter
  - Deterioration or lack site sidewalks and pedestrian areas
  - Deterioration or lack of surface drainage facilities
  - Inadequate site maintenance
  - Non-conformance to site development regulations
  - Other (deteriorated site improvements, fencing, walls)
- f. Unusual topography or inadequate public improvements or utilities**
- Poor site grading
  - Deterioration of street pavement in right-of-way
  - Deterioration or lack of curb and gutter in right-of-way
  - Presence of overhead utilities in right-of-way
  - Deterioration or lack of sidewalks in right-of-way
- g. Defective or unusual conditions of title rendering the title nonmarketable**
- Not surveyed
- h. The existence of conditions that endanger life or property by fire or other causes**
- Presence of dry debris adjacent to structures
  - Hazardous materials near structures
  - Dead trees/shrubs near high traffic areas or structures
  - Other hazards present (unsafe level changes; trip/fall hazard)
- i. Buildings which 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**
- Not surveyed
- j. Environmental contamination of buildings or property**
- Official documentation of environmental contamination
- k.5 The 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**
- High levels of vacancy
  - Other evidence of substantial physical underutilization

## 3.2 Conclusions

It is the conclusion of this Conditions Study that the Park Union Colorado Springs Study Area, in its present condition and use, meets the conditions of a blighted area as defined by Colorado Urban Renewal Law. By reason of the presence of factors identified in the Urban Renewal Law and as documented in this report, the City of Colorado Springs City Council may find that the Study Area substantially impairs or arrests the sound growth of Colorado Springs, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals and welfare.

Per Urban Renewal Law, conditions in the Study Area must constitute at least one of the factors indicative of a blighted area (due to the single property owner), and at least five factors if eminent domain is to be used. As described in this report, the following eight factors were extensively observed in the Study Area:

- a. Slum, deteriorated, or deteriorating structures
- b. Defective or inadequate street layout
- d. Unsanitary or unsafe conditions
- e. Deterioration of site or other improvements
- f. Unusual topography or inadequate public improvements or utilities
- h. The existence of conditions that endanger life or property by fire or other causes
- j. Environmental contamination
- k.5 The 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

The blight factors observed are documented on Exhibit 3-1: Field Survey Photo Reference Map and Table 3-1 to 3-2: Photographic/Desktop Analysis Reference Sheet. A complete set of survey photographs is included in Exhibit 3-2: Field Survey Photographs Subareas A - B.

Exhibit 3-1: Field Survey Photo-Reference Map





**Table 3-2: Photographic/Desktop Analysis Reference Sheets (Subarea B)**

SUBAREA B		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
a.	SLUM, DETERIORATED OR DETERIORATING STRUCTURES	Deteriorated external walls																					
		Deteriorated visible foundation/incomplete demolition																					
		Deteriorated fascia/soffits/eaves																					
		Deteriorated/lack of gutters/downspouts																					
		Deteriorated exterior finishes																					
		Deteriorated windows and doors																					
		Deteriorated stairways/fire escapes																					
		Deteriorated loading dock areas/ramps																					
		Deteriorated barriers/walls/gates/fencing																					
		Deteriorated ancillary structures																					
Other (exposed electrical/incomplete demolition)																							
b.	DEFECTIVE OR INADEQUATE STREET LAYOUT	Poor vehicle access																					
		Poor internal circulation																					
		Substandard driveway definition/curbcuts																					
		Poor parking lot layout																					
Other (poor street layout and access)																							
c.	FAULTY LOT LAYOUT	Faulty/irregular lot shape																					
		Faulty/irregular lot configuration																					
		Lack of access to a public street																					
		Inadequate lot size																					
		Other																					
d.	UNSANITARY OR UNSAFE CONDITIONS	Poorly lit or unlit areas																					
		Cracked or uneven surfaces for pedestrians																					
		Poor drainage																					
		Insufficient grading or steep slopes																					
		Presence of trash and debris																					
		Abandoned/inoperable vehicles and equipment																					
		Presence of potentially hazardous materials or conditions																					
		Vagrants/vandalism/graffiti																					
		Other (unsafe level changes/drop-offs)																					
e.	DETERIORATION OF SITE OR OTHER IMPROVEMENTS (SITE)	Deteriorated/lack of parking lot/site pavement																					
		Deteriorated/lack of site curb and gutter																					
		Deteriorated/lack of site sidewalks/pedestrian areas																					
		Deteriorated/lack of outdoor lighting																					
		Deteriorated/substandard/lack of site utilities																					
		Deteriorated/lack of surface drainage facilities																					
		Inadequate site maintenance																					
		Non-conformance to site development regulations																					
		Deterioration of signage																					
		Other (deteriorated site improvements, fencing, walls)																					
f.	UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES (ROW)	Poor site grading																					
		Deteriorated/lack of street pavement in right-of-way																					
		Deteriorated/lack of curb and gutter in right-of-way																					
		Insufficient street lighting in right-of-way																					
		Overhead utilities in right-of-way																					
		Deteriorated/inadequate/lack of sidewalks in right-of-way																					
Other (deteriorated/unsafe utilities in the right-of-way)																							
g.	DEFECTIVE OR UNUSUAL TITLE CONDITIONS	Title conditions making the property unmarketable																					
		Other (easements and other encumbrances)																					
h.	THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES	Structures in the floodplain																					
		Evidence of previous fire																					
		Inadequate emergency vehicle provisions																					
		Presence of dry debris adjacent to structures																					
		Hazardous materials near structures																					
		Dead trees/shrubs near high traffic areas																					
Other (unsafe level changes; trip/fall hazard)																							
i.	BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES	Building code violations																					
		Public health concerns																					
		Dilapidated or deteriorated interior of building																					
		Defective design or physical construction																					
		Faulty or inadequate facilities																					
		Presence of mold																					
		Inadequate emergency egress provisions																					
		Evidence of recent flooding																					
		Unprotected electrical systems/wires/gas lines																					
		Inadequate fire suppression systems																					
		Evidence of vagrants inside building																					
Other																							
j.	ENVIRONMENTAL CONTAMINATION	Official documentation of contamination																					
		Storage or evidence of hazardous materials																					
		Other evidence of environmental contamination																					
k.	REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/BUILDINGS/IMPROVEMENTS UNDERUTILIZED/ VACANT	High levels of vacancy																					
		High levels of municipal code violations																					
		High levels of vehicular accident reports																					
		High levels of requests for emergency services																					
		Other evidence of required high level of municipal services																					
		Other evidence of substantial physical underutilization																					

**Exhibit 3-2: Field Survey Photographs Subareas A - B**



**A-1**



**A-6**



**A-11**



**A-2**



**A-7**



**A-12**



**A-3**



**A-8**



**A-13**



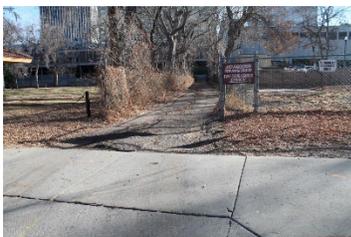
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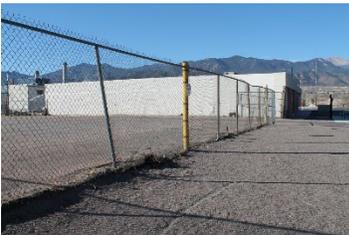
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**B-5**



**B-11**



**B-17**



**B-6**



**B-12**



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**B-19**



**B-20**

## Appendix A

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