

**Conditions Study for  
Southwest Downtown Study Area  
Colorado Springs, Colorado**

Prepared for:

Colorado Springs Urban Renewal Authority (CSURA)  
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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 Southwest Downtown Conditions Study (“Conditions Study”, or “Study”), which was undertaken by DGC Community Planning and Design (“DGC”). DGC conducted the field survey in January, 2016.

### 1.1. Purpose

The purpose of the Study is to determine whether there exists slum or blight conditions within Southwest Downtown 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 A includes approximately 125.7 acres of privately and publicly-owned parcels and public rights-of-way. It is shown on Exhibit 2-1: Study Area Boundary Map. The Study Area is located on both sides of the railroad right-of-way in southwest Colorado Springs between Rio Grande Avenue on the south, Cascade Avenue on the east, Colorado Avenue on the north and Monument Creek 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 2-1: Study Area Boundary Map



**LEGEND**

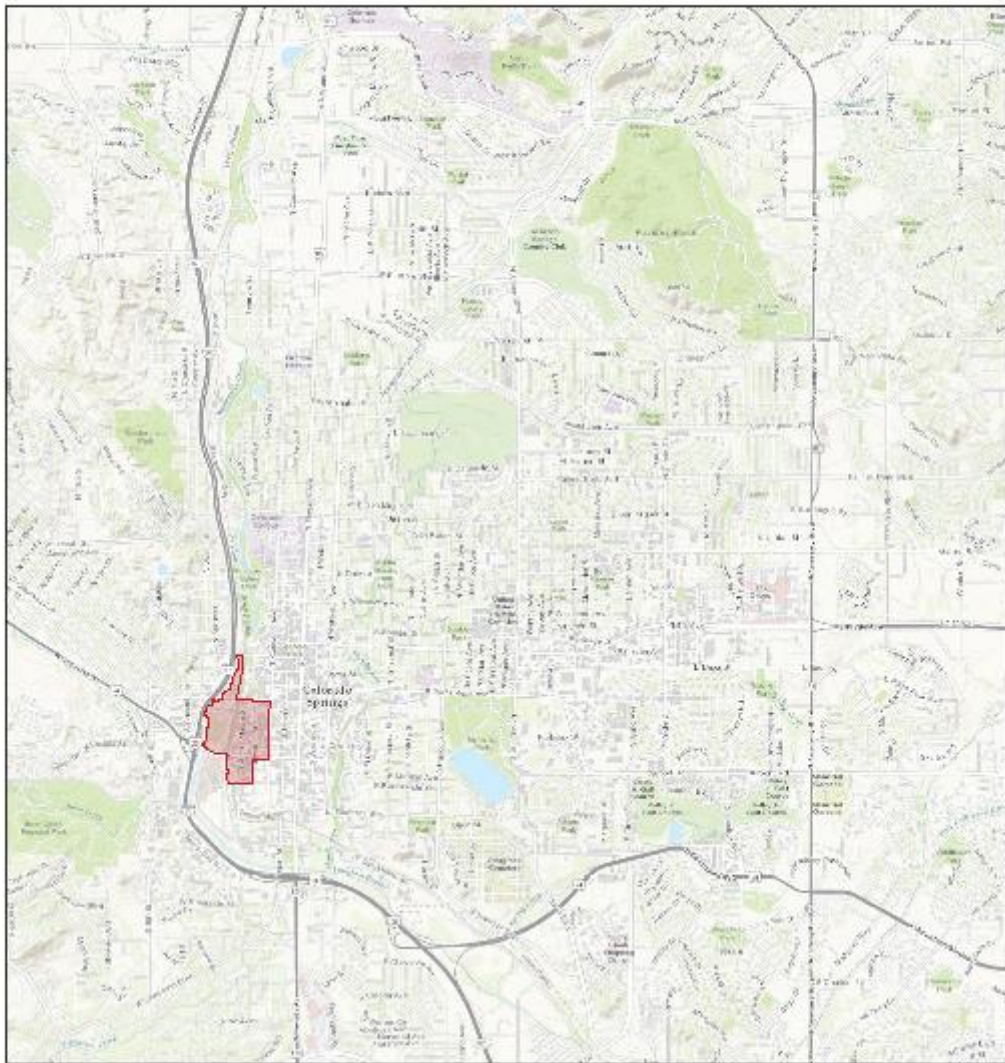
 Study Area

**DGO** Community Planning and Design

**Study Boundary Map**

 600 feet 

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



**LEGEND**

 Study Area

**DGO** Community Planning and Design

**Regional Location Map**



## 2.2 Existing Conditions

### Background:

This Conditions Study was conducted on January 27 and 28, 2016, 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, and vacant land. 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, and several banks and commercial businesses.

Approximately 106 acres of the Study Area is currently within the Southwest Downtown Colorado Springs Urban Renewal Area established in 2001. An additional 20 acres, approximately, included in the Study Area is currently within City Gate Urban Renewal Area established in 2006. Little development has occurred since the existing renewal areas were established, and the current Conditions Study will be used to establish a new urban renewal area that can extend the redevelopment and financing timeframe for another 25 years.

According to a draft of the [Downtown Colorado Springs Market Assessment](#) (prepared by Progressive Urban Management Associates, January 27, 2016), Downtown Colorado Springs is benefitting to 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, including large parcels in the Southwest and City Gate redevelopment areas, within 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   |
|-------------------|--|
| Study Area (west) | Park/open space, industrial, vacant, railroad R.O.W., street R.O.W.                |
| Study Area (east) | Industrial, office, vacant, parking, retail, public/institutional, street R.O.W.   |
| North             | Downtown commercial (lodging, office, retail, public/institutional), street R.O.W. |
| East              | Downtown commercial (lodging, office, retail), street R.O.W.                       |
| South             | Residential, industrial, street R.O.W.   |

*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 88 privately and publicly-owned parcels totaling 77.8 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**

| REF # | PARCEL ID  | PROPERTY ADDRESS         | OWNER   | PARCEL AREA (AC.) |
|-------|------------|--------------------------|---|-------------------|
| 1     | 641820007  | 0 W COLORADO AVE         | COLORADO SPRINGS CITY OF                                | 0.856             |
| 2     | 641820015  | 0 18-14-66               | KNOWLES GREGORY M                                       | 0.097             |
| 3     | 641820019  | 234 W COLORADO AVE       | COLORADO SPRINGS CITY OF                                | 0.216             |
| 4     | 641820022  | 218 W COLORADO AVE       | MURPHY CHARLES J MURPHY MARY LOU                        | 0.086             |
| 5     | 641820023  | 218 W COLORADO AVE       | COLORADO SPRINGS CITY OF                                | 0.884             |
| 6     | 641820028  | 0 18-14-66               | COLORADO SPRINGS CITY OF                                | 2.415             |
| 7     | 641820029  | 0 18-14-66               | MURPHY CHARLES J MULLENS STEVEN U ESTATE OF             | 1.655             |
| 8     | 6418221015 | 25 CIMINO DR             | COLORADO SPRINGS CITY OF                                | 3.349             |
| 9     | 6418221027 | 219 W COLORADO AVE # 102 | TRESTLE GROUP LLC                                       | 0.014             |
| 10    | 6418221028 | 219 W COLORADO AVE # 104 | LOWER LEVEL LLC   | 0.007             |
| 11    | 6418221029 | 219 W COLORADO AVE # 105 | LOWER LEVEL LLC   | 0.007             |
| 12    | 6418221030 | 219 W COLORADO AVE # 106 | EQUITY TRUST CO CUSTODIAN FBO MILLIRON NANCY E ROTH IRA | 0.007             |
| 13    | 6418221031 | 219 W COLORADO AVE # 108 | KIMMELL THOMAS A DBA TOM KIMMELL PHOTOGRAPHY            | 0.007             |
| 14    | 6418221032 | 219 W COLORADO AVE # 110 | SANDERS PERRY   | 0.009             |
| 15    | 6418221033 | 219 W COLORADO AVE # 200 | TMD2 LLC  | 0.014             |
| 16    | 6418221034 | 219 W COLORADO AVE # 206 | BIG CHEESY SMILE LLC                                    | 0.014             |
| 17    | 6418221035 | 219 W COLORADO AVE # 210 | SMOKEBRUSH FOUNDATION INC                               | 0.027             |
| 18    | 6418221036 | 219 W COLORADO AVE # 212 | SMOKEBRUSH FOUNDATION INC                               | 0.023             |
| 19    | 6418221037 | 219 W COLORADO AVE # 304 | TMD2 LLC  | 0.014             |
| 20    | 6418221038 | 219 W COLORADO AVE # 306 | MOOREFIELD DAVID & MOOREFIELD RENEE                     | 0.014             |
| 21    | 6418221039 | 219 W COLORADO AVE # 308 | 219 COLORADO AVENUE W #308 TRUST                        | 0.014             |
| 22    | 6418221040 | 219 W COLORADO AVE # 310 | CHI VENTURES LLC  | 0.009             |
| 23    | 6418222003 | 109 W COLORADO AVE       | R&J LAND COMPANY LLLP                                   | 0.289             |
| 24    | 6418222004 | 115 W COLORADO AVE       | R&J LAND COMPANY LLLP                                   | 0.217             |
| 25    | 6418222009 | 101 W COLORADO AVE       | SUN PLAZA LTD LLP C/O MICHAEL S HASSELL                 | 0.364             |
| 26    | 6418222010 | 119 W COLORADO AVE       | LOUDEN FOURTH FAMILY LTD LLLP C/O ROBERT LOUDEN         | 0.315             |
| 27    | 6418223010 | 104 S CASCADE AVE        | H2 PROPERTIES LLC                                       | 2.019             |
| 28    | 6418227001 | 110 S SIERRA MADRE ST A  | MALTZ ENTERPRISES LLC                                   | 0.741             |
| 29    | 6418303004 | 103 W COLORADO AVE       | SUN PLAZA LTD LLP C/O MICHAEL S HASSELL                 | 0.920             |
| 30    | 6418303005 | 103 W COLORADO AVE       | SUN PLAZA LTD LLP C/O MICHAEL S HASSELL                 | 0.736             |
| 31    | 6418303006 | 0 E CUCHARRAS ST         | EL PASO COUNTY  | 0.918             |
| 32    | 6418305011 | 402 S SIERRA MADRE ST    | CSJ NO1 LLC   | 0.226             |
| 33    | 6418305039 | 403 CONEJOS ST           | UNION PACIFIC RAILROAD CO                               | 0.082             |
| 34    | 6418305041 | 411 CONEJOS ST           | UNION PACIFIC RAILROAD CO                               | 0.144             |
| 35    | 6418305042 | 114 S SIERRA MADRE ST    | CLIMER DALE R CLIMER KERRI L                            | 0.177             |
| 36    | 6418305043 | 0 S SIERRA MADRE ST      | CSJ NO 7 LLC URBAN PROPERTIES NO 4 LLC                  | 0.234             |
| 37    | 6418305045 | 125 CIMINO DR            | COLORADO SPRINGS CITY OF                                | 2.224             |
| 38    | 6418305046 | 228 W CIMARRON ST        | SRPC LLC  | 3.195             |
| 39    | 6418305046 | 228 W CIMARRON ST        | SRPC LLC  | 1.430             |
| 40    | 6418306013 | 121 W CUCHARRAS ST       | TRAPP FAMILY LIMITED PARTNERSHIP NO 1 LLLP              | 1.139             |
| 41    | 6418306014 | 111 W CUCHARRAS ST       | TRAPP FAMILY LIMITED PARTNERSHIP NO 1 LLLP              | 0.471             |
| 42    | 6418306015 | 103 W CUCHARRAS ST       | TRAPP FAMILY LIMITED PARTNERSHIP NO 1 LLLP              | 0.230             |
| 43    | 6418306016 | 110 W VERMIJO AVE        | M-3 REAL ESTATE LLC                                     | 0.597             |
| 44    | 6418306017 | 110 W VERMIJO AVE        | M-3 REAL ESTATE LLC                                     | 0.323             |
| 45    | 6418306018 | 118 W VERMIJO AVE        | M-3 REAL ESTATE LLC                                     | 0.230             |
| 46    | 6418306019 | 122 W VERMIJO AVE        | M-3 REAL ESTATE LLC                                     | 0.115             |
| 47    | 6418306020 | 124 W VERMIJO AVE        | M-3 REAL ESTATE LLC                                     | 0.345             |
| 48    | 6418306021 | 130 W VERMIJO AVE        | M-3 REAL ESTATE LLC                                     | 0.230             |
| 49    | 6418307012 | 200 S CASCADE AVE        | EL PASO COUNTY  | 1.748             |
| 50    | 6418307012 | 200 S CASCADE AVE        | EL PASO COUNTY  | 1.748             |

Source: Colorado Springs GIS and El Paso County Assessor

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

| REF # | PARCEL ID  | PROPERTY ADDRESS      | OWNER  | PARCEL AREA (AC.) |
|-------|------------|-----------------------|--|-------------------|
| 51    | 6418312003 | 25 W VERMIJO AVE      | CSJ NO 7 LLC URBAN PROPERTIES NO 4 LLC               | 0.981             |
| 52    | 6418312004 | 30 W COSTILLA ST      | BETSY FAMILY PARTNERSHIP LLLP                        | 0.327             |
| 53    | 6418312005 | 22 W COSTILLA ST      | BETSY FAMILY PARTNERSHIP LLLP                        | 0.327             |
| 54    | 6418312006 | 20 W COSTILLA ST      | BETSY FAMILY PARTNERSHIP LLLP                        | 0.218             |
| 55    | 6418312007 | 14 W COSTILLA ST      | MULLENS COSTILLA LLC C/O ALL SEASONS LLC, CRMC       | 0.218             |
| 56    | 6418312008 | 12 W COSTILLA ST      | MULLENS COSTILLA LLC                                 | 0.218             |
| 57    | 6418312013 | 324 S CASCADE AVE     | PIKES PEAK REGIONAL DEV CO                           | 0.259             |
| 58    | 6418312014 | 310 S CASCADE AVE     | EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS         | 0.548             |
| 59    | 6418312015 | 11 W VERMIJO AVE      | EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS         | 0.215             |
| 60    | 6418313016 | 117 W VERMIJO AVE     | CSJ NO 7 LLC URBAN PROPERTIES NO 4 LLC               | 3.671             |
| 61    | 6418314001 | 101 W COSTILLA ST     | PIKES PEAK REGIONAL BUILDING DEPT                    | 0.436             |
| 62    | 6418314002 | 111 W COSTILLA ST     | PIKES PEAK REGIONAL BUILDING DEPT                    | 0.436             |
| 63    | 6418314003 | 119 W COSTILLA ST     | CSJ NO 7 LLC JENKINS CAROLYN SUE                     | 0.218             |
| 64    | 6418314004 | 121 W COSTILLA ST     | CSJ NO 7 LLC JENKINS CAROLYN SUE                     | 0.218             |
| 65    | 6418314005 | 125 W COSTILLA ST     | CSJ NO 7 LLC URBAN ENTERPRISES LLC                   | 0.218             |
| 66    | 6418314007 | 425 S SIERRA MADRE ST | CSJ NO 7 LLC URBAN ENTERPRISES LLC                   | 0.218             |
| 67    | 6418314016 | 129 W COSTILLA ST     | CSJ NO 7 LLC URBAN ENTERPRISES LLC                   | 0.218             |
| 68    | 6418314017 | 124 W CIMARRON ST     | CSJ NO 7 LLC JENKINS CAROLYN SUE                     | 0.654             |
| 69    | 6418314018 | 114 W CIMARRON ST     | CSJ NO 7 LLC URBAN ENTERPRISES LLC                   | 0.872             |
| 70    | 6418315017 | 415 SAHWATCH ST       | COLORADO SPRINGS CONSERVATORY FOU                    | 0.654             |
| 71    | 6418321002 | 520 SAHWATCH ST       | JETPORT INVESTORS LLLP                               | 3.810             |
| 72    | 6418322012 | 514 S SIERRA MADRE ST | MCCAIN PROPERTIES LLC                                | 2.172             |
| 73    | 6418323034 | 207 W MORENO AVE      | JETPORT INVESTORS LLLP                               | 1.226             |
| 74    | 6418323035 | 213 W MORENO AVE      | JETPORT INVESTORS LLLP                               | 0.670             |
| 75    | 6418323036 | 227 W MORENO AVE      | JETPORT INVESTORS LLLP                               | 0.759             |
| 76    | 6418323037 | 235 W MORENO AVE      | 771 BELLAIRE STREET LLC 816 S SHERMAN ST LLC         | 0.918             |
| 77    | 6418324013 | 615 S SIERRA MADRE ST | ELLIAS ANDREW R ELLIAS-OCHS JUDITH                   | 0.135             |
| 78    | 6418324029 | 127 W MORENO AVE      | WIDEFIELD REAL ESTATE VENTURE LLC CO LTD PARTNERSHIP | 0.577             |
| 79    | 6418324034 | 120 W RIO GRANDE ST   | 771 BELLAIRE STREET LLC 816 S SHERMAN ST LLC         | 0.691             |
| 80    | 6418324036 | 115 W MORENO AVE      | JETPORT INVESTORS LLLP                               | 0.742             |
| 81    | 6418324037 | 112 W RIO GRANDE ST   | ENERGY RESOURCE CENTER                               | 0.784             |
| 82    | 7413133001 | 0 CONEJOS ST          | TLC PROPERTIES INC                                   | 0.135             |
| 83    | 7413401025 | 30 CIMINO DR          | COLORADO SPRINGS CITY OF PUBLIC FACILITIES           | 3.142             |
| 84    | 7413401027 | 301 CIMINO DR         | CSJ NO 7 LLC URBAN ENTERPRISES LLC                   | 2.527             |
| 85    | 7413401030 | 0 CIMINO DR           | COLORADO SPRINGS CITY OF                             | 0.041             |
| 86    | 7413401031 | 126 CIMINO DR         | COLORADO SPRINGS CITY OF                             | 16.896            |
| 87    | 7413401032 | 402 CONEJOS ST        | CHADBOURN SPANISH GOSPEL MISSION                     | 0.268             |
| 88    | 7413407029 | 0 CIMINO DR           | COLORADO SPRINGS CITY OF                             | 0.048             |
|       |            |                       | TOTAL  | 77.803            |

Source: Colorado Springs GIS and El Paso County Assessor

### 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.

### **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 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 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. The VCUP application package would include a materials management plan (MMP) for handling impacted materials from construction activities, specifically the PAHs identified in the coal based fill material on the site. In addition, Terracon recommended a review of proposed construction plans for the site.

The Phase 1 Environmental Site Assessment (ESA) of 621 South Sierra Madre Street was undertaken in 2003 for Metso Minerals by August Mack Environmental, Inc. The assessment found no evidence of "recognized environmental conditions" except the following: (1) Potential asbestos cement material floor tiles in the buildings, (2) capacitors containing PCBs, (3) stained soil near the former machine shop, and (4) location of underground storage tank (removed in 1972). The Phase II Environmental Site Assessment Addendum Metso Minerals of the alleged site of a solvent spill in the vicinity of the Phase 1 ESA was conducted in 2005 by August Mack for Metso Minerals. Based on this subsurface investigation, no materials were identified above recommended Colorado Department of Public Health and Environment (CDPHE) limits except for slightly elevated levels of arsenic. Based on natural occurring arsenic in Colorado soils, no further action was recommended.

### **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 Southwest and City Gate redevelopment areas, which comprise the Study Area. Thirdly, a desktop analysis of Floor Area Ratio (FAR) in the Study Area confirmed these observations. FAR is a measurement of overall development density which can indicate physical underutilization. The Study Area includes 77.8 acres (3,338,968 SF) of developable land (not including street rights-of-way) and 716,054 SF of development (According to El Paso County Assessor records). This information was used to calculate an average FAR of .21 in the Study Area, significantly less dense than urban core development which typically has an FAR of 1.0 or 2.0.

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

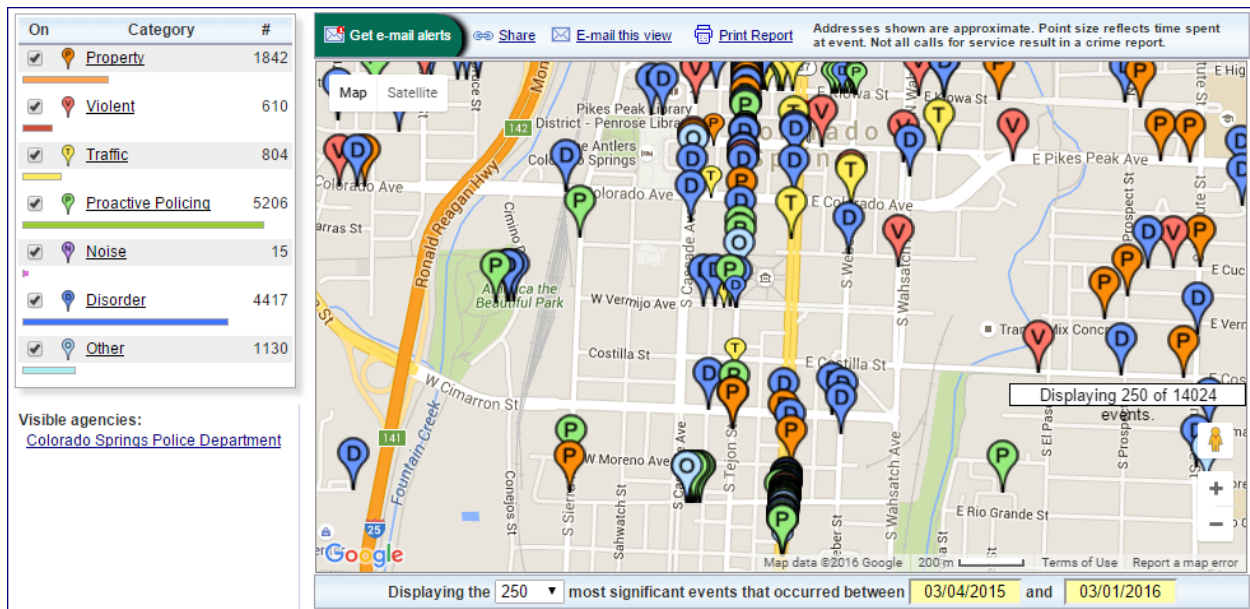
### **Fire**

The City of Colorado Springs Fire Department 2014 Statistical Abstract (2014) was reviewed for information about fire incidents in the Study Area, which is served by Fire Stations 1 and 2. According to a map in the abstract entitled “Geographic Distribution of Incidents by FDZ”, the FDZs within the Study Area had fewer incidents than downtown FDZs to the north and east. Based on this information, it does not appear that the Study Area has a higher incidence of fires than the surrounding area; in fact the incidence of fires is lower. This may in part due to the low development density and lack of structures in the Study Area.

### **Crime**

The City of Colorado Springs Police Department crime report data are displayed on a national website (<http://myneighborhoodupdate.net/>), along with other cities. The website geo-locates the following data: property, violent, traffic, pro-active policing, noise, disorder, and other. For the past year, a total of seven (7) incidents were reported in or near the project area: three (3) pro-active policing, three (3) disorders, and one (1) property, compared with a total of 250 incidents in the search window, which includes part of downtown. This suggests that criminal incidents in the Study Area are fewer than central Downtown (to the east on the map). This may be due to a number of factors, including fewer people, fewer buildings, less activity, and close proximity to public facilities.

**Figure 2-1 Crime Incidents**



Note: Period covered is March 24, 2015 through March 1, 2016

Source: <http://myneighborhoodupdate.net/>

### 2.3 Field Survey Approach

The physical site survey was conducted on January 27 and 28, 2016. 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.
- 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

## 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). These criteria were evaluated during 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 2-13 present representative photographs that illustrate field observations. 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 nine (9) factors were observed within the Study Area during the field survey or by 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
- 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
- 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 (1) factor evaluated as part of the survey and desktop analysis were not observed in the Study Area.

- c. Faulty lot layout

One (1) factor was not surveyed as part of this study:

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

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

There are existing dilapidated buildings located 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.

Add comment on fire and police?

**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 – OBSERVED**



This factor was evaluated through the field survey and desktop analysis. The field survey focused on parcels that included buildings, which in many cases were in poor repair. The photographs highlight several buildings with obvious code and safety violations such as exposed electrical, exposed and damaged walls and structural elements, and unprotected vertical drops. These buildings were also in poor repair or dilapidated and otherwise inadequate for current occupancy. Taken together, these observations are evidence of 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.

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

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. Evidence of contaminants and hazardous materials was found through soil sampling. Terracon recommended that the site be entered into the 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. The VCUP application package would include a materials management plan (MMP) for handling impacted materials from construction activities, specifically the PAHs identified in the coal based fill material on the site. In addition, Terracon recommended a review of proposed construction plans for the site.

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 Southwest and City Gate redevelopment areas, which comprise the Study Area. Thirdly, a desktop analysis of Floor Area Ratio (FAR) in the Study Area confirmed these observations. FAR is a measurement of overall development density which can indicate physical underutilization. The Study Area includes 77.8 acres (3,338,968 SF) of developable land (not including street rights-of-way) and 716,054 SF of development (According to El Paso County Assessor records). This information was used to calculate an average FAR of .21 in the Study Area, significantly less dense than urban core development which typically has an FAR of 1.0 or 2.0.

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**

| <b>CSURA</b><br><b>Southwest Downtown Subareas A-E</b><br><b>Photographic/Desktop Analysis Reference Sheet</b> |  |   | 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                                | D.A. |  |
|  |  | Faulty/irregular lot configuration                        | D.A. |  |
|  |  | Lack of access to a public street                         | D.A. |  |
|  |  | Inadequate lot size                                       | D.A. |  |
|  |  | Other   | D.A. |  |
| <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 fencing/stairways)                    | •    |  |

Note: Desktop Analysis is abbreviated as D.A. Not Surveyed as N.S.

Source: DGC field survey and Google Map

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

| <b>CSURA</b><br><b>Southwest Downtown Subareas A-E</b><br><b>Photographic/Desktop Analysis Reference Sheet</b> |   |   |      |      |
|--|---|---|------|------|
| <b>f.</b>  | UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES   | Poor site grading   | •    | D.A. |
|  |   | 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   | NS   |
|  |   | Other (easements and other encumbrances)                    | NS   |      |
| <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                      | •    |      |
|  |   | 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                     | D.A. | •    |
|  |   | Storage or evidence of hazardous materials                  | D.A. |      |
|  |   | 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 | •    |      |
| Other evidence of substantial physical underutilization  | •   |   |      |      |

Note: Desktop Analysis is abbreviated as D.A., Not Surveyed as N.S.

Source: DGC field survey and Google Map



**Figure 2-2 Substandard driveway/curb cuts, cracked or uneven pedestrian surfaces, unsafe level changes, deteriorated curb and gutter, inadequate and deteriorated sidewalk, non-conformance to development regulations (Photo A-3)**



**Figure 2-3 Substandard driveway/curb cuts, cracked or uneven pedestrian surfaces, unsafe level changes, deteriorated curb and gutter, inadequate and deteriorated sidewalk, non-conformance to development regulations (Photo A-9)**





**Figure 2-4 Multiple examples of deteriorated building exterior and structure, potentially hazardous conditions, unsafe level changes, building code violations, dilapidated building interior, unprotected electrical systems, inadequate fire suppression systems (Photo A-17)**



**Figure 2-5 Presence of trash and debris, substandard driveway/curb cuts, cracked and uneven surfaces, unsafe level changes, deteriorated curb and gutter, inadequate and deteriorated sidewalk, inadequate site maintenance, non-conformance to development regulations (Photo B-11)**



**Figure 2-6 Multiple examples of deteriorated building exterior and structure, vagrants/vandalism/graffiti, building code violations (Photo B-16)**



**Figure 2-7 Presence of trash and debris, abandoned/inoperable equipment, potentially hazardous conditions, vagrants/vandalism/graffiti, inadequate site maintenance, non-conformance to development regulations (Photo B-29)**





**Figure 2-8 Deteriorated visible foundation, deteriorated gutter/downspouts, potentially hazardous conditions, unsafe level changes (Photo C-2)**



**Figure 2-9 Deteriorated exterior walls, deteriorated fascia/eaves, lack of gutters/downspouts, vagrants/graffiti/vandalism (Photo C-3)**





**Figure 2-10 Presence of trash and debris, vagrants/graffiti/vandalism (Photo D-5)**



**Figure 2-11 Poor vehicle access, substandard driveway/curb cuts, cracked or uneven pedestrian surfaces, unsafe level changes, inadequate and deteriorated sidewalk, presence of trash and debris, unsafe level changes, inadequate site maintenance, non-conformance to development regulations, deteriorated site walls (Photo D-10)**



**Figure 2-12 Deteriorated exterior walls, deteriorated fascia/eaves, lack of gutters/downspouts, vagrants/graffiti/vandalism, inadequate site maintenance, non-conformance to site development regulations (Photo E-1)**



**Figure 2-13 Poor vehicle access, lack of parking lot pavement, substandard driveway/curb cuts, cracked and uneven surfaces, unsafe level changes, deteriorated curb and gutter, inadequate and deteriorated sidewalk, non-conformance to development regulations (Photo E-4)**

## 3. Summary of Findings and Conclusions

### 3.1 Findings

Within the Southwest Downtown Study Area, the field survey and desktop analysis identified forty-nine (49) different conditions representing nine (9) 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
- Deteriorated ancillary structures
- Other (exposed electrical; incomplete demolition)

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

- Poor vehicle access
- 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**

- 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**

- 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 surface drainage facilities
- Inadequate site maintenance
- Non-conformance to site development regulations
- Deterioration of signage
- Other (deteriorated site improvements)

**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**

- Building code violations
- Public health concerns
- Dilapidated or deteriorated interior of building
- Faulty or inadequate facilities
- Unprotected electrical systems, wires, and/or gas lines
- Inadequate fire suppression systems

**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 Southwest Downtown 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 nine (9) 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
- 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
- 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 3-5: Photographic/Desktop Analysis Reference Sheet. A complete set of survey photographs is included in Exhibit 3-2: Field Survey Photographs Subareas A - E.



Exhibit 3-1: Field Survey Photo-Reference Map





**Table 3-1: Photographic/Desktop Analysis Reference Sheets (Subarea A)**

| SUBAREA A  |   | 1   | 2  | 3  | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |   |   |   |   |
|--|---|---|--|--|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|---|---|---|---|
| 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                           |  |  |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    | • | • | • |   |
|  |   | 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   | •  | •  | • | • |   |   |   |   |    | •  | •  |    |    |    | •  |    |    |    |   |   |   |   |
|  |   | Deteriorated/unsafe utilities in the right-of-way           |  |  |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |   |   |   |   |
| Other  |   |   |  |  |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |   |   |   |   |
| 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.5  | 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     |  |  |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |   |   |   |   |





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

| SUBAREA C  |   | 1   | 2  | 3  | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |  |
|--|---|---|--|--|---|---|---|---|---|---|----|----|----|--|
| 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                           |  |  |   |   |   |   |   |   |    |    |    |  |
|  |   | Deteriorated ancillary structures                           |  |  |   |   |   |   |   |   |    |    |    |  |
|  |   | Other (exposed electrical; incomplete demolition)           |  |  |   |   |   |   |   |   |    |    |    |  |
| b.   | DEFECTIVE OR INADEQUATE STREET LAYOUT   | Poor vehicle access   |  |  |   |   |   |   |   |   |    |    |    |  |
|  |   | Poor internal circulation                                   |  |  |   |   |   |   |   |   |    |    |    |  |
|  |   | Substandard driveway definition/curbscuts                   |  |  |   |   |   |   |   |   |    |    |    |  |
|  |   | 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   |  |  |   |   |   |   |   |   |    |    |    |  |
|  |   | Deteriorated/unsafe utilities in the right-of-way           |  |  |   |   |   |   |   |   |    |    |    |  |
|  |   | Other   |  |  |   |   |   |   |   |   |    |    |    |  |
| 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.5  | 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     |  |  |   |   |   |   |   |   |    |    |    |  |

**Table 3-4: Photographic/Desktop Analysis Reference Sheets (Subarea D)**

| SUBAREA D  |   | 1   | 2  | 3  | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |  |
|--|---|---|--|--|---|---|---|---|---|---|----|----|----|----|--|
| 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                           |  |  |   |   |   |   |   |   |    |    |    |    |  |
|  |   | 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   | •  |  |   |   |   |   |   |   |    |    |    |    |  |
|  |   | Deteriorated/unsafe utilities in the right-of-way           |  |  |   |   |   |   |   |   |    |    |    |    |  |
| Other  |   |   |  |  |   |   |   |   |   |   |    |    |    |    |  |
| 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.5  | 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     |  |  |   |   |   |   |   |   |    |    |    |    |  |

**Table 3-5: Photographic/Desktop Analysis Reference Sheets (Subarea E)**

| SUBAREA E  |   | 1   | 2  | 3  | 4 | 5 | 6 | 7    |   |
|--|---|---|--|--|---|---|---|------|---|
| 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                           |  |  |   |   |   |      |   |
|  |   | Deteriorated ancillary structures                           |  |  |   |   |   |      |   |
|  |   | Other (exposed electrical; incomplete demolition)           |  |  |   |   |   |      |   |
| b.   | DEFECTIVE OR INADEQUATE STREET LAYOUT   | Poor vehicle access   |  |  |   |   |   | •    |   |
|  |   | Poor internal circulation                                   |  |  |   |   |   |      |   |
|  |   | Substandard driveway definition/curbscuts                   |  |  |   |   |   |      | • |
|  |   | 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   |  |  |   | • |   | •    |   |
|  |   | Deteriorated/unsafe utilities in the right-of-way           |  |  |   |   |   |      |   |
|  |   | Other   |  |  |   |   |   |      |   |
| g.   | DEFECTIVE OR UNUSUAL TITLE CONDITIONS   | Title conditions making the property unmarketable           |  |  |   |   |   | N.S. |   |
|  |   | 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.5  | 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 - E**



A1



A6



A11



A2



A7



A12



A3



A8



A13



A4



A9



A14



A5

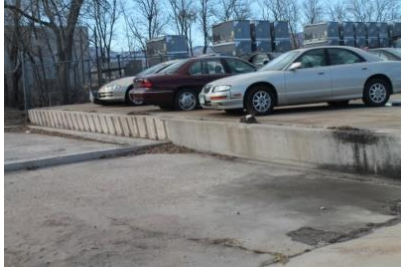


A10



A15





A16



B2



B7



A17



B3



B8



A18



B4



B9



A19



B5



B10



B1



B6



B11





**B 12**



**B 17**



**B 22**



**B 13**



**B 18**



**B 23**



**B 14**



**B 19**



**B 24**



**B 15**



**B 20**



**B 25**



**B 16**



**B 21**



**B 26**





B27



C1



C6



B28



C2



C7



B29



C3



C8



B30



C4



C9



B31



C5



C10





C11



D4



D9



C12



D5



D10



D1



D6



D11



D2



D7



D12



D3



D8



D13



**E1**



**E4**



**E7**



**E2**



**E5**



**E3**



**E6**

## Appendix A

### Sources Consulted

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7. Final Report Phase 1 Environmental Site Assessment, Metso Minerals, 62 South Sierra Madre Street, Colorado Springs, Colorado, by August Mack Environmental, Inc., Project Number JD063.13, November 17, 2003.
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