Conditions Study for

Southwest Downtown Study Area

Colorado Springs, Colorado

Prepared for:

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

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1. Introduction

This report presents the conditions ("blight") survey, analysis, findings and underlying rationale for 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. This report was reviewed and updated in June, 2018.

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 <u>one</u> 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) (I)).

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.

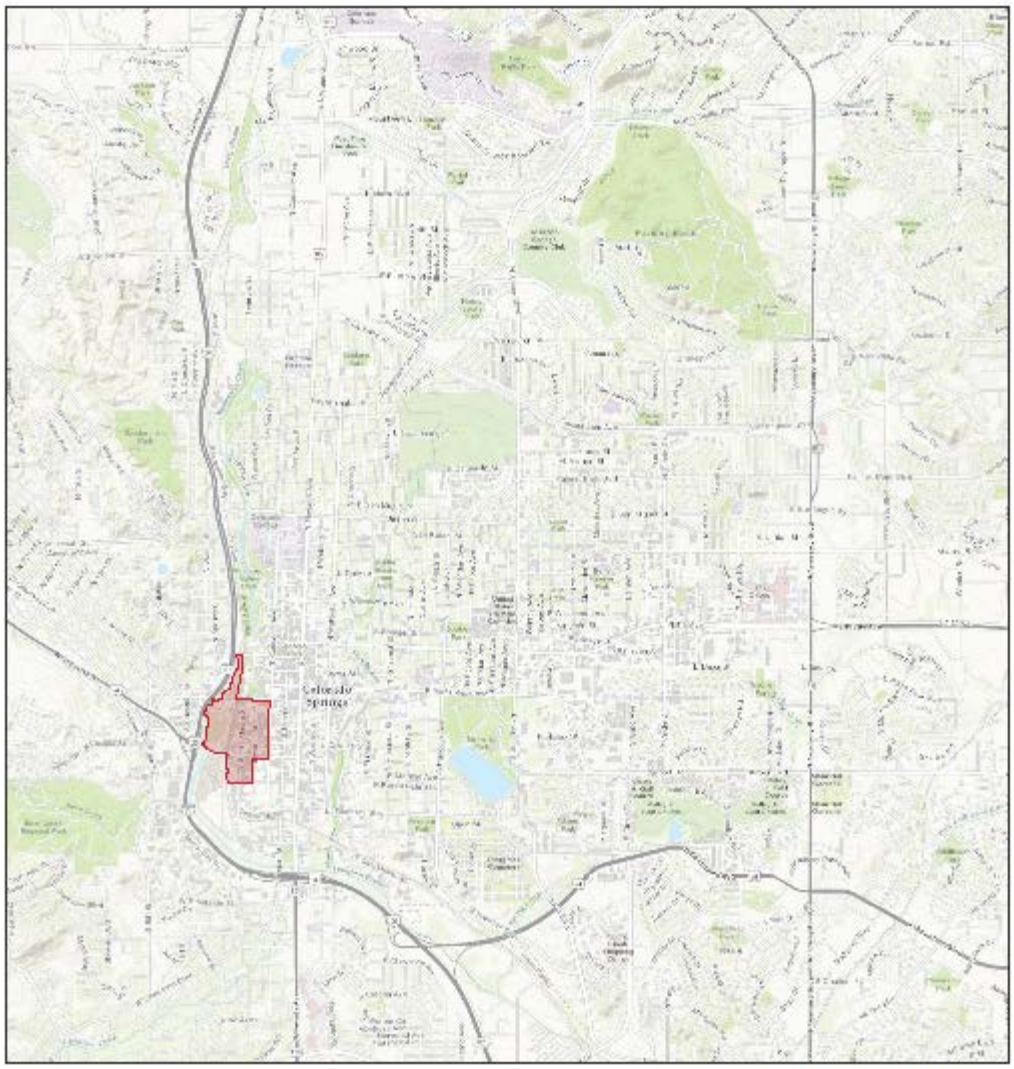
2. Study Area Analysis

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

Exhibit 2-2: Study Area 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	6418200007	0 W COLORADO AVE	COLORADO SPRINGS CITY OF	0.856
2	6418200015	0 18-14-66	KNOWLES GREGORY M	0.097
3	6418200019	234 W COLORADO AVE	COLORADO SPRINGS CITY OF	0.216
4	6418200022	218 W COLORADO AVE	MURPHY CHARLES J MURPHY MARY LOU	0.086
5	6418200023	218 W COLORADO AVE	COLORADO SPRINGS CITY OF	0.884
6	6418200028	0 18-14-66	COLORADO SPRINGS CITY OF	2.415
7	6418200029	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, not 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.

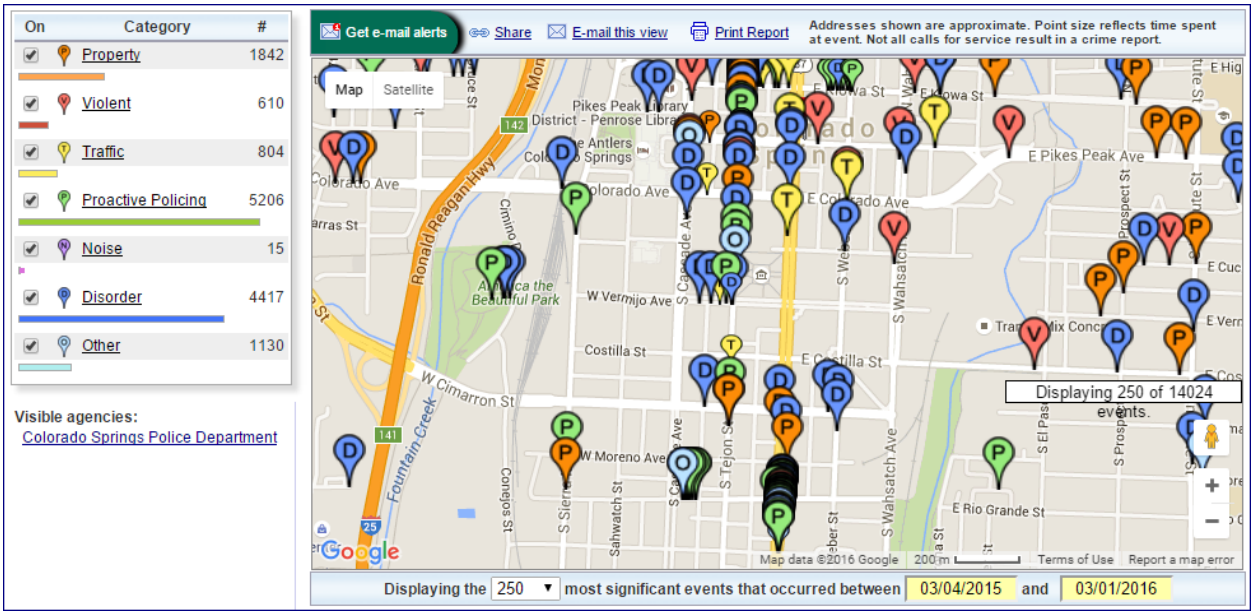
Fire

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 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

CSURA
Southwest Downtown Subareas A-E
Photographic/Desktop Analysis Reference Sheet

				D.A.
a.	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.	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	D.A.	
		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	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)

CSURA
Southwest Downtown Subareas A-E
Photographic/Desktop Analysis Reference Sheet

				D.A.
f.	UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES	Poor site grading	●	
		Deteriorated/lack of street pavement in right-of-way	●	
		Deteriorated/lack of curb and gutter in right-of-way	●	
		Insufficient street lighting in right-of-way		
		Overhead utilities in right-of-way	●	
		Deteriorated/inadequate/lack of sidewalks in right-of-way	●	
		Deteriorated/unsafe utilities in the right-of-way		
		Other		
g.	DEFECTIVE OR UNUSUAL TITLE CONDITIONS	Title conditions making the property unmarketable	NS	NS
		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 - Damaged flooring with exposed crawlspace		
j.	ENVIRONMENTAL CONTAMINATION	Official documentation of contamination	D.A.	●
		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		●

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										DESKTOP ANALYSIS									
		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)										NOT SURVEYED									
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										DESKTOP ANALYSIS									
		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										DESKTOP ANALYSIS									
		High levels of requests for emergency services																			
		Other evidence of required high level of municipal services																			
		Other evidence of substantial physical underutilization																			

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

	SUBAREA B		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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	DESKTOP ANALYSIS																														
		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)	NOT SURVEYED																														
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	DESKTOP ANALYSIS																														
		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	DESKTOP ANALYSIS																														
		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/curbcuts												
		Poor parking lot layout												
		Other (poor street layout and access)												
c.	FAULTY LOT LAYOUT	Faulty/irregular lot shape	DESKTOP ANALYSIS											
		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	NOT SURVEYED											
		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					DESKTOP ANALYSIS							
		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	DESKTOP ANALYSIS											
		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						DESKTOP ANALYSIS							
		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						NOT SURVEYED							
		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						DESKTOP ANALYSIS							
		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						DESKTOP ANALYSIS							
		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/curbcuts						•	
		Poor parking lot layout			•				
		Other (poor street layout and access)							
c.	FAULTY LOT LAYOUT	Faulty/irregular lot shape	DESKTOP ANALYSIS						
		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	DESKTOP ANALYSIS						
		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	DESKTOP ANALYSIS						
		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

A 1

A 2

A 3

A 4

A 5

A 6

A 7

A 8

A 9

A 10

A 11

A 12

A 13

A 14

A 15

A 16

B 2

B 7

A 17

B 3

B 8

A 18

B 4

B 9

A 19

B 5

B 10

B 1

B 6

B 11

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

B 27

C 1

C 6

B 28

C 2

C 7

B 29

C 3

C 8

B 30

C 4

C 9

B 31

C 5

C 10

C 11

D 4

D 9

C 12

D 5

D 10

D 1

D 6

D 11

D 2

D 7

D 12

D 3

D 8

D 13

E1

E4

E7

E2

E5

E3

E6

Appendix A

Sources Consulted

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