

South Nevada Avenue Area

Conditions Survey Findings

26 August 2015

Presented to:

Colorado Springs Urban Renewal Authority

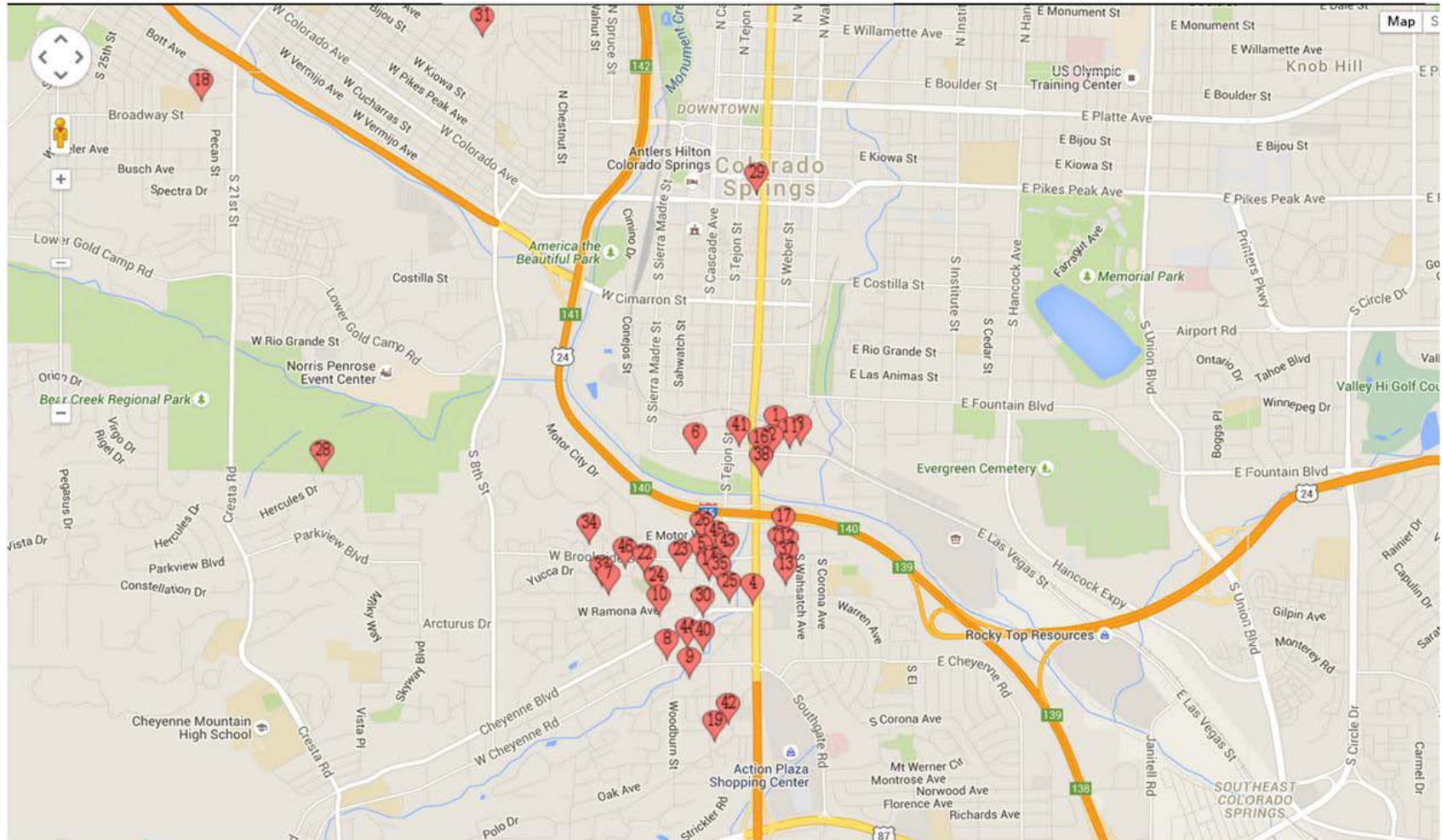
Presented by:



8200 South Quebec Street
Suite A3-104
Centennial, CO 80112-4411
Ph: 303.458.5800
Fax: 303.458.5420
rickercunningham.com

FIGURE 2

Open House Participants



Creating an **Urban Renewal** Area

- Determine official survey area boundaries
- Notify property owners within those boundaries that a survey is being conducted
- Verify the presence and location of “blighting” conditions (field survey)
- Prepare **conditions survey**

- Define boundaries for urban renewal area (may be the same as survey area boundary or less)
- Complete market analysis or forecast of market growth for early TIF districts
- Define future role of urban renewal area in the community
- Prepare **urban renewal plan** (s)

Creating an **Urban Renewal** Area

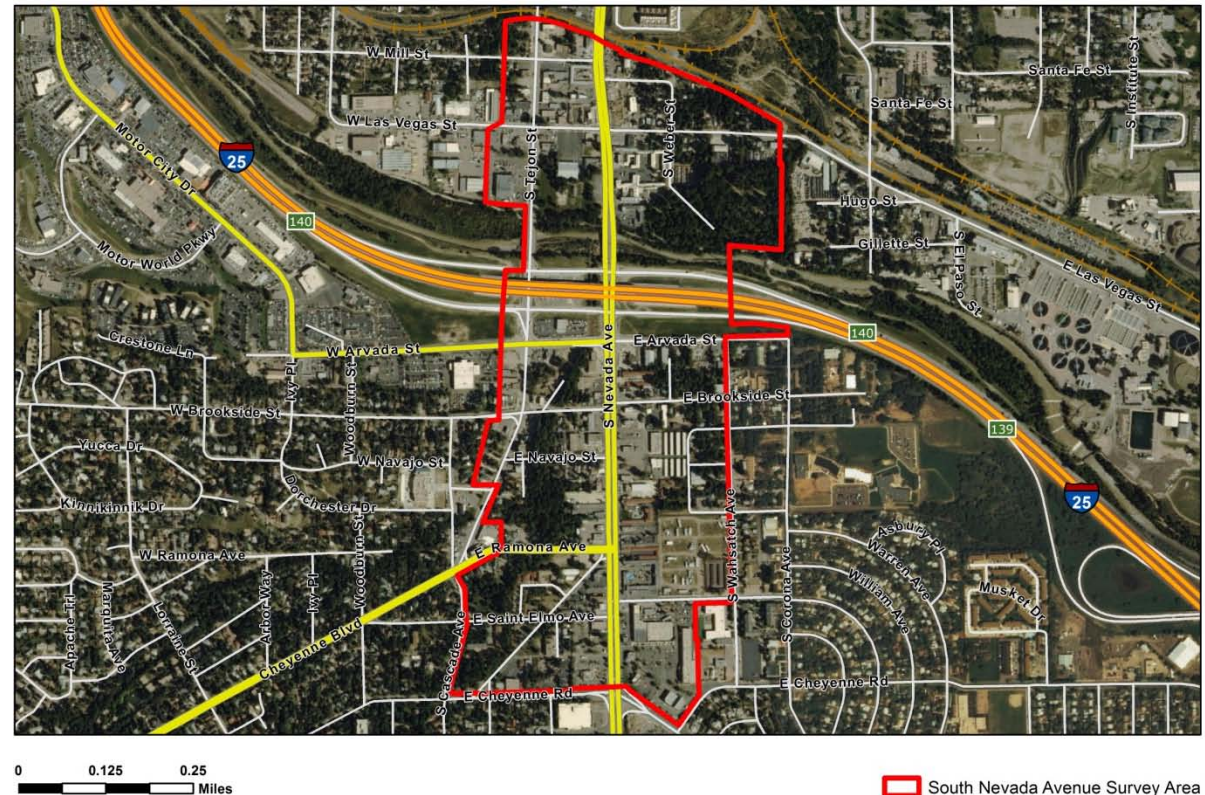
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- Complete financial analysis (tax increment finance – TIF)
- Complete **impact analysis** (es) for impacted taxing bodies
- Notify property owners and tenants within the plan boundaries of the date of a public hearing to consider adoption of the plan (s)
- Present findings and plan to Planning Commission (for consideration of its consistency with the community plan)
- Present survey findings to urban renewal entity and council for acceptance and urban renewal plan to urban renewal entity and council for adoption

- Work with owners and developers to determine possibilities for redevelopment
- Implement plan

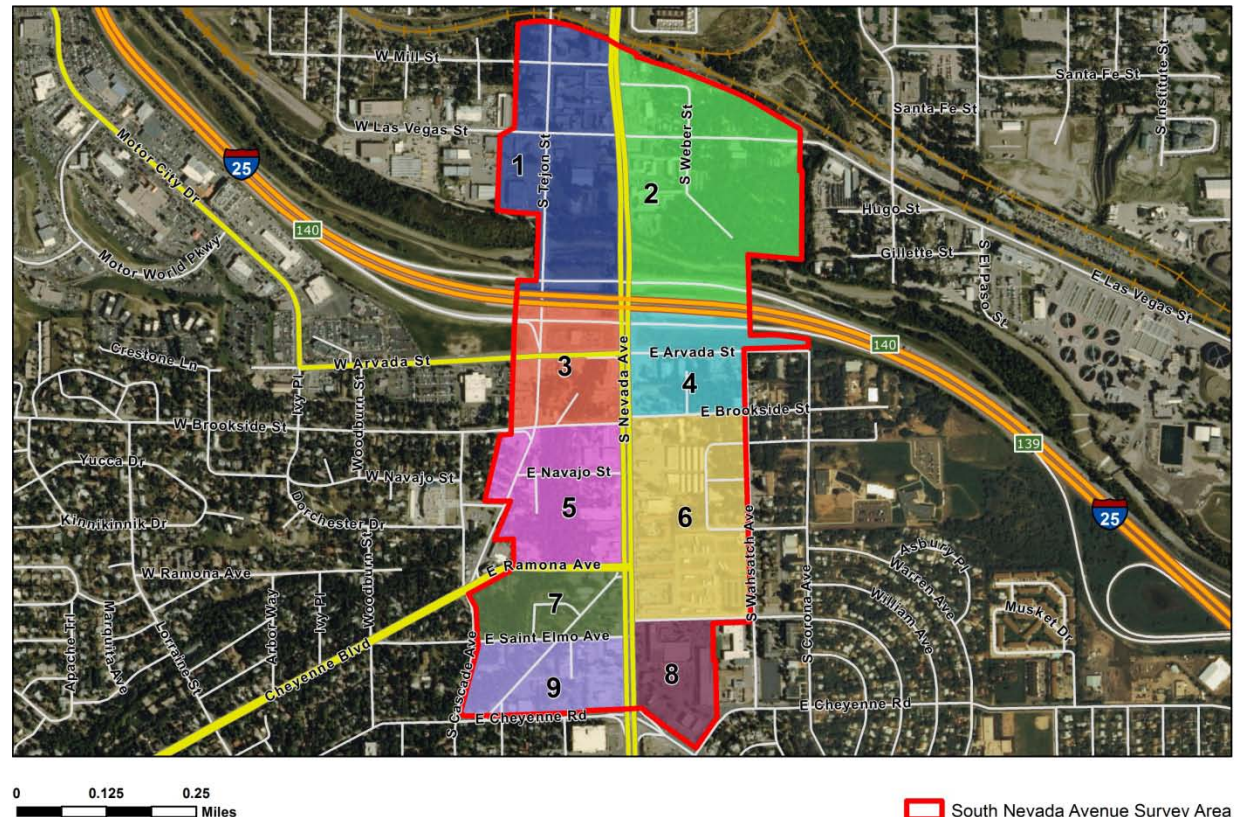
Study Area

- Located in the south central portion of the city of Colorado Springs
- Between **East Cheyenne Road** on the south, **Union Pacific Railroad** on the north, **South Wahsatch Avenue** on the east, and **South Cascade Avenue** on the west

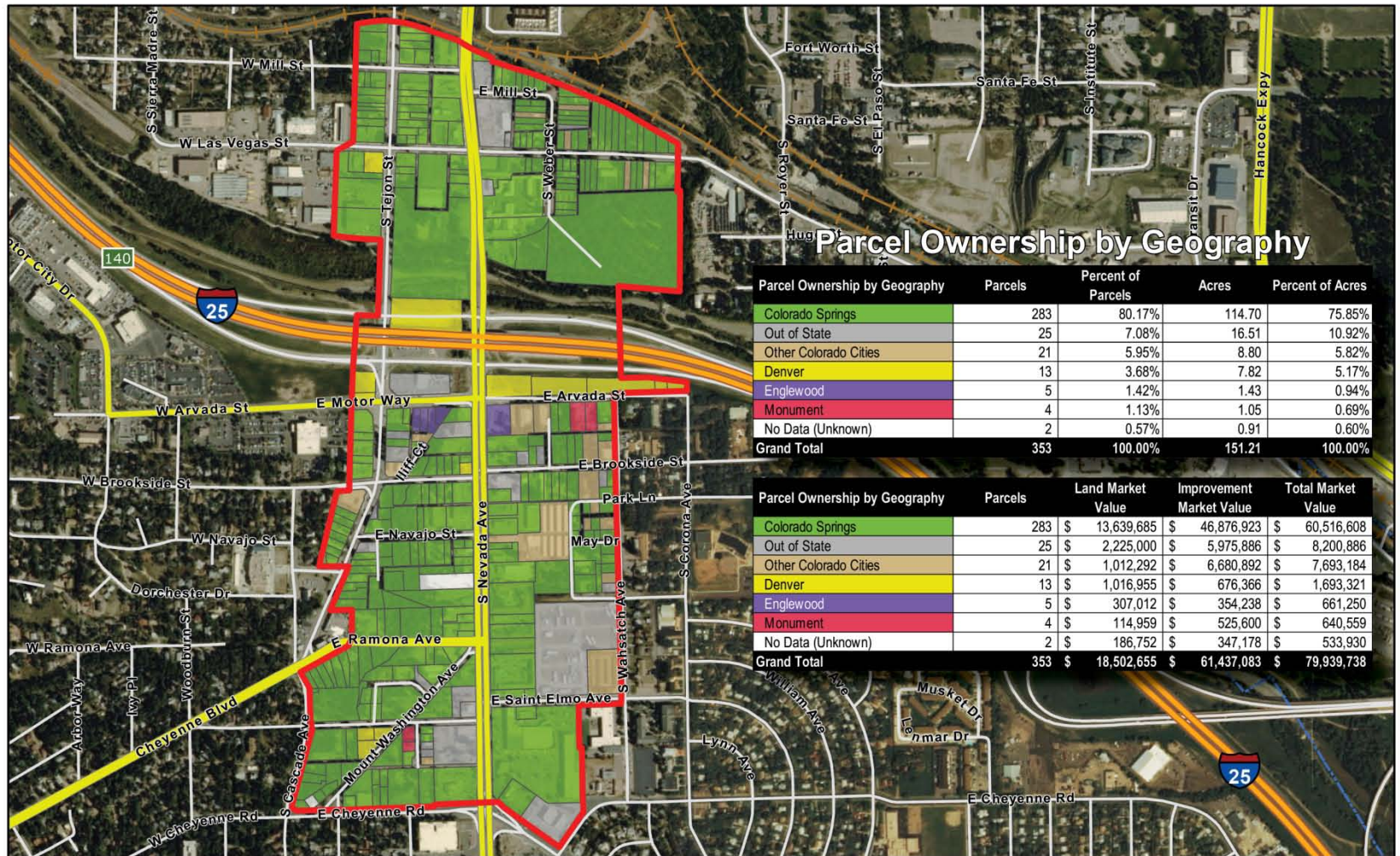


Subareas and Specifics

- 151 acres
- 353 parcels
- 10 of 11 factors found
- 76% of total land area owned by local interests
- \$80 million in total market value today



COLORADO SPRINGS, COLORADO South Nevada Avenue Survey Area - Parcel Ownership

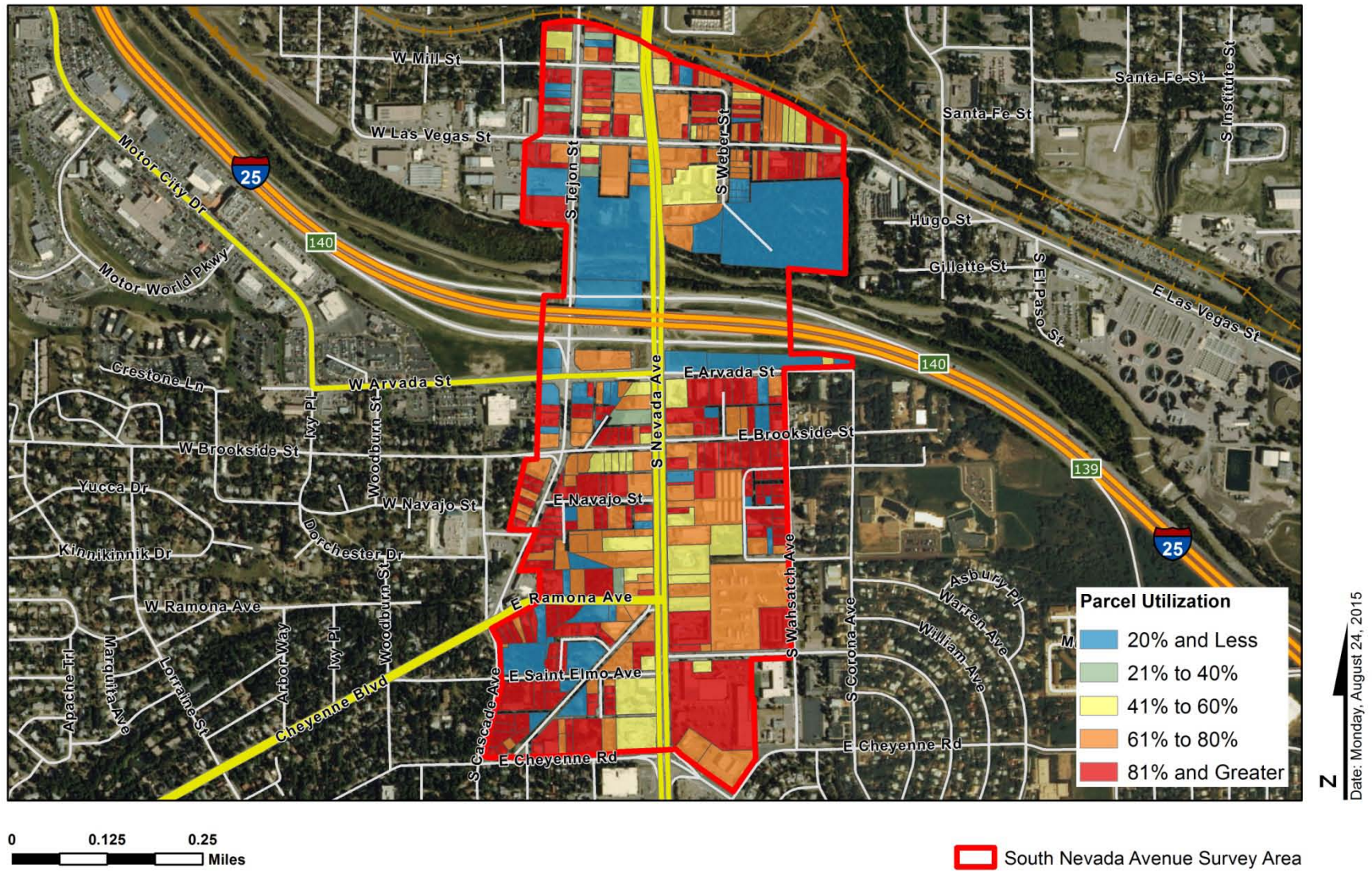


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 South Nevada Avenue Survey Area



COLORADO SPRINGS, COLORADO South Nevada Avenue Survey Area - Parcel Utilization



Colorado Urban Renewal Statute

11 Qualifying Factors

- a. Deteriorated or deteriorating structures
- b. 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. Conditions that endanger life or property by fire or other causes
- i. Buildings that are unsafe or unhealthy for people to live or work in
- j. Environmental contamination of buildings or property
- k5. Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial underutilization or vacancy of buildings, sites, or improvements

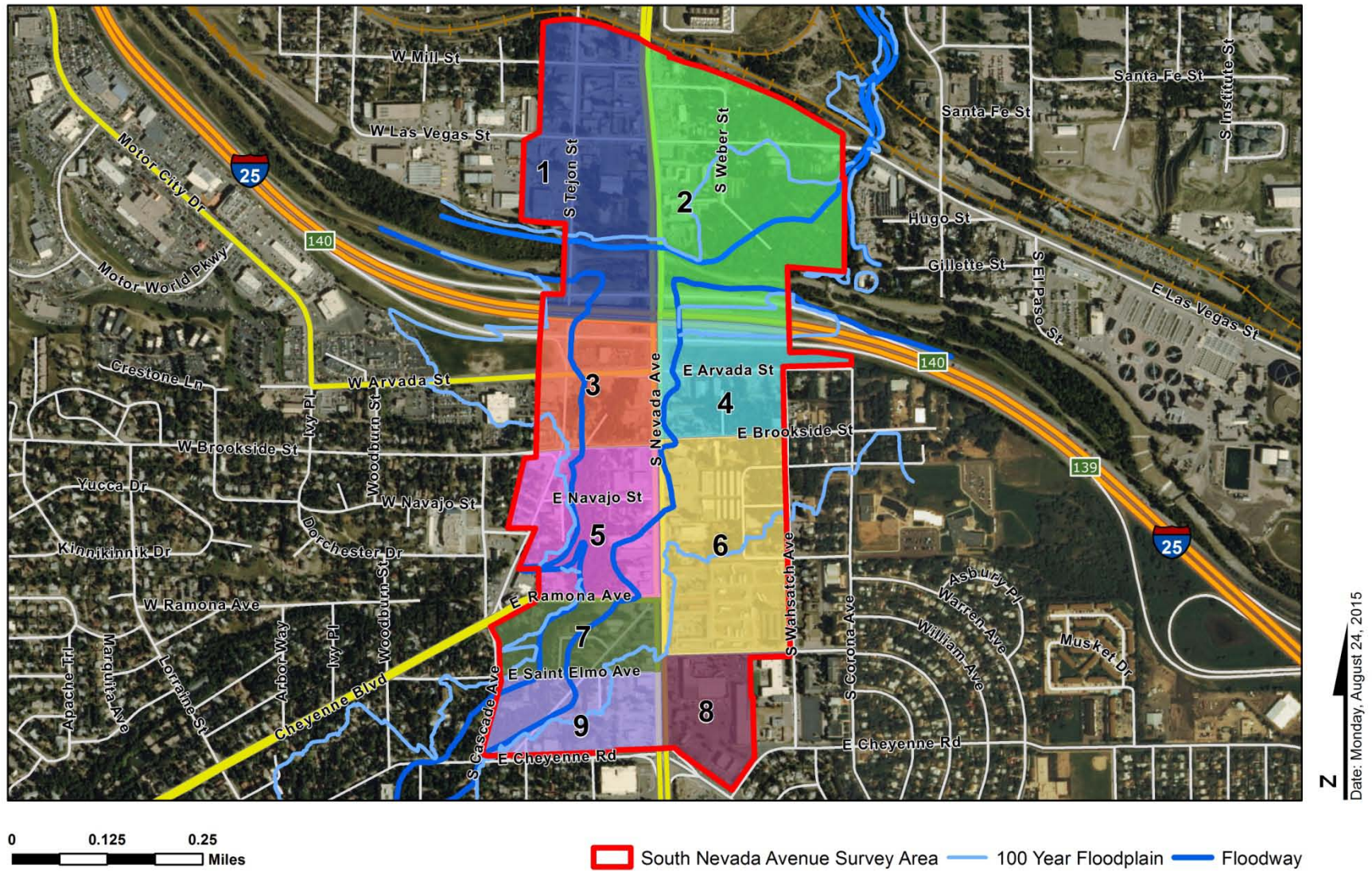
Factor Thresholds

- **If there is no objection** by the property owner or owners and the tenant or tenants of such owner or owners, if any, to inclusion ... **one** factor
- **If private property is to be acquired by eminent domain** ... **five** factors
- Otherwise, **four** factors
- **Determination of blight based upon an area “taken as a whole,”** and not on a building-by-building, parcel-by-parcel, or block-by-block basis
- **Statute does not require a certain “quantity” of conditions within individual properties,** rather requisite number within the area as a whole

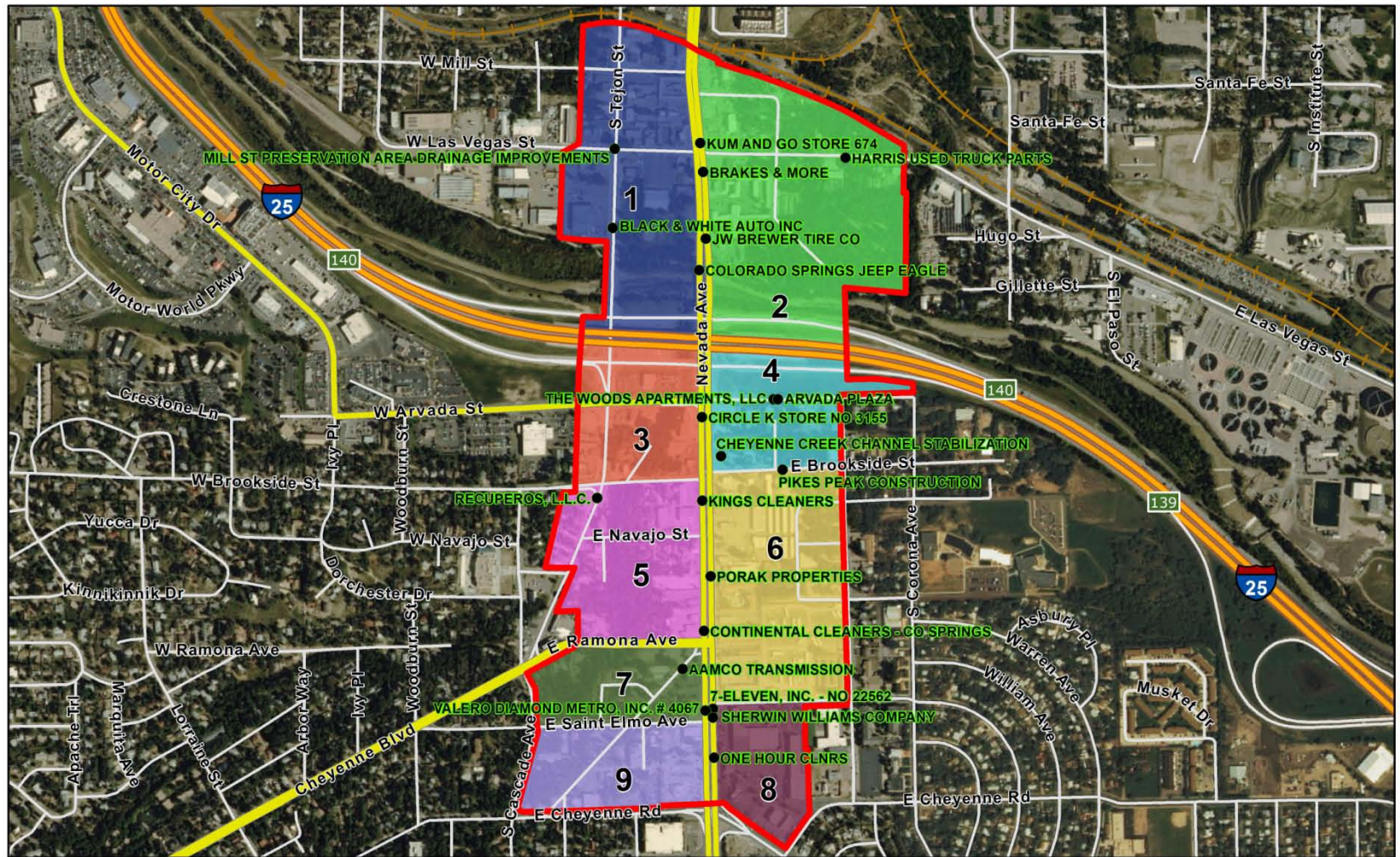
Field Survey

SUBAREA		a. Slum, Deteriorated or Deteriorating Structures	b. Faulty Street Layout	c. Faulty Lots	d. Unsanitary or Unsafe Conditions										e. Deteriorating Site/Other Improvements					f. Unusual Topography or Inadequate Public Improvements					g. Defective/ Usual Conditions of Title	h. Danger to Life, Property from Fire or Other					i. Unsafe - Unhealthy for Live - Work					j. Environmental Contamination					k.5. High Requirements or Site Under-utilization				
		Roof Walls, Fascia, Soffits Foundation Gutters/Downspouts Exterior Finishes Windows & Doors Stairways/Fire Escapes Mechanical Equipment Loading Areas Fences/Walls/Gates Other Structures	Vehicle Access Internal Circulation Driveway Definition/Curbcuts Parking Layout Substandard Traffic Accident History	Faulty Lot Shape or Layout Vehicle Access Inadequate Lot Size	Poorly Lit or Unlit Areas Cracked or Uneven Sidewalks Hazardous Contaminants Poor Drainage Floodplain/Flood Hazard Grading/Sleep Slopes Unscreened Trash/Mechanical Pedestrian Safety Issues High Crime Incidence Fire Safety/ Unprotected Lack of Fire Protection Vagrants/Vandalism/Graffiti Conditions found under Factor k5	Presence of Billboards Signage Problems Neglect/Maintenance Trash/Detritus/Weeds Parking Surface Lack of Landscaping	Slopes or Unusual Terrain Street Pavement Curb & Gutter Street Lighting Overhead Utilities Lack of Sidewalks/Parking Lack of Roads Substandard Road Water/Sewer Service Stormwater Quality	Defective Title	Fire Safety/ Unprotected Hazardous Contaminants High Crime Incidence Floodplain Conditions found under Factor i Conditions found under Factor k5	Hazardous Contaminants Fire Safety Problems Building / Facilities / Site Conditions Unsafe Conditions found under Factor h	Hazardous Contaminants	High volume of Calls for Service High Crime Incidence Site and/or Building Underutilization																																	
1			1	1	1	1	1		1	1	1	1																																	
2			1	1	1	1	1		1	1	1	1																																	
3		1	1	1	1	1	1		1	1	1	1																																	
4		1	1	1	1	1	1		1	1	1	1																																	
5		1	1	1	1	1	1		1	1	1	1																																	
6		1	1	1	1	1	1		1	1	1	1																																	
7		1	1	1	1	1	1		1	1	1	1																																	
8		1	1	1	1	1	1		1	1	1	1																																	
9		1	1	1	1	1	1		1	1	1	1																																	

COLORADO SPRINGS, COLORADO South Nevada Avenue Survey Area - Subarea Floodplain



COLORADO SPRINGS, COLORADO South Nevada Avenue Survey Area - EPA Regulated Sites



Source: Environmental Protection Agency (EPA), February 2015

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Miles

 South Nevada Avenue Survey Area • Sites Subject to EPA Regulations



Fire Incidents

	False Alarm		Fire		Good Intent - Cancel		Good Intent - Other		Hazardous Condition		Haz Mat		Medical		Other		Rescue		Rupture		Service Call		Total	
	2011	2014	2011	2014	2011	2014	2011	2014	2011	2014	2011	2014	2011	2014	2011	2014	2011	2014	2011	2014	2011	2014	2011	2014
ST01	147	163	41	62	46	51	575	762	15	9	20	11	2,734	2,923	10	71	10	16	2	0	704	757	4,304	4,825
ST02	106	131	26	26	10	13	275	305	6	9	19	12	1,349	1,435	6	44	8	8	0	0	391	384	2,196	2,367
ST03	38	40	27	33	8	13	289	304	9	6	8	9	1,450	1,224	1	34	4	7	2	2	228	323	2,064	1,995
ST04	180	224	55	36	35	27	499	642	6	13	23	10	3,124	3,078	3	92	12	13	0	1	590	814	4,527	4,950
ST05	83	85	29	23	32	22	333	437	8	4	13	9	1,723	1,812	6	46	17	16	2	1	324	427	2,570	2,882
ST06	60	81	38	25	19	11	177	272	5	2	15	7	1,688	1,671	7	53	8	3	0	1	399	413	2,416	2,539
ST07	102	133	56	41	32	56	572	708	14	7	12	8	3,061	3,479	7	97	8	6	0	1	578	960	4,442	5,496
ST08	152	122	89	61	45	36	672	789	10	5	19	14	3,276	2,918	13	123	11	4	0	1	755	728	5,042	4,801
ST09	126	181	56	36	36	30	253	383	13	4	14	19	1,743	2,136	11	34	5	6	3	3	396	568	2,656	3,400
ST10	95	103	49	30	47	24	355	492	5	7	16	19	2,271	2,270	4	38	9	12	1	0	499	490	3,351	3,485
ST11	156	166	82	60	58	23	384	422	16	9	16	15	2,128	2,195	11	56	5	4	1	1	499	510	3,356	3,461
ST12	101	91	6	17	1	6	104	153	2	5	6	8	737	726	1	11	5	4	0	0	193	212	1,156	1,233
ST13	81	89	27	11	10	12	166	208	6	3	5	3	1,227	1,197	19	21	4	8	1	0	177	347	1,723	1,899
ST14	43	60	14	21	6	7	100	227	4	1	12	10	929	1,031	2	13	2	3	0	0	175	302	1,287	1,675
ST15	63	54	29	16	7	5	82	142	1	0	10	11	493	688	2	9	5	6	2	0	157	158	851	1,089
ST16	40	43	7	5	1	2	89	77	4	0	2	2	373	420	0	2	1	1	2	0	59	87	578	639
ST17	168	119	58	24	20	18	336	405	7	4	12	13	1,826	1,579	15	39	14	6	1	1	443	417	2,900	2,625
ST18	40	19	4	3	2	1	60	101	0	2	2	4	374	337	1	11	4	1	1	0	100	103	588	582
ST19	124	98	39	20	29	7	231	160	3	2	15	9	1,312	894	15	7	6	4	1	1	372	275	2,147	1,477
ST20	100	92	30	24	8	5	168	182	3	3	15	13	1,001	1,090	2	19	6	5	0	0	215	281	1,548	1,714
ST21	--	59	--	15	--	6	--	125	--	2	--	6	--	560	--	4	--	4	--	3	--	117	--	901
ST22	--	66	--	11	--	37	--	116	--	0	--	1	--	426	--	6	--	2	--	0	--	157	--	822
P081	83	116	32	35	52	37	524	765	8	1	14	7	2,158	2,710	18	108	15	6	4	1	466	643	3,374	4,429
Other	2	1	8	4	1	4	8	31	0	1	1	1	18	171	3	25	2	3	0	0	19	27	62	268
Total	2,090	2,336	802	639	505	453	6,252	8,208	145	99	269	221	34,995	36,970	157	963	161	148	23	17	7,739	9,500	53,138	59,554

Survey Summary

“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	<i>Slum, deteriorated, or deteriorating structures;</i>
b	<i>Predominance of defective or inadequate street layout;</i>
c	<i>Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;</i>
d	<i>Unsanitary or unsafe conditions;</i>
e	<i>Deterioration of site or other improvements;</i>
f	<i>Unusual topography or inadequate public improvements or utilities;</i>
g	<i>Defective or unusual conditions of title rendering the title non-marketable;</i>
h	<i>The existence of conditions that endanger life or property by fire or other causes;</i>
i	<i>Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;</i>
j	<i>Environmental contamination of buildings or property;</i>
k.5	<i>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;</i>

Summary of Factors Found

Blight Qualifying Factor	Present
a	x
b	x
c	x
d	x
e	x
f	x
g	
h	x
i	x
j	x
k.5	x

10 of 11 factors are present

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

Proposed Redevelopment Program

- 236,000 sq ft **commercial retail and service** uses
- 200 multi-family **residential** units
- 110 **hotel** rooms
- \$24 million in **public improvements**
- Potential **private investment** = \$80 million to \$100 million
- Potential **property tax increment** = \$8 million to \$10 million
- Potential **sales tax increment** = \$20 million to \$25 million
- Potential **tax increment** = \$28 million to \$35 million

Next Steps

- Complete **market analysis** to confirm development program
- Prepare **urban renewal plan**
- Prepare and submit **impact report** to taxing entities
- **Present** plan and impact report **to Authority Board**
- Schedule and present plan to **Planning Commission**
- Schedule **public hearing** with City Council
- **Notice** property owners and tenants
- Present survey, plan and other findings to City Council for **consideration and adoption**