

RESOLUTION NO. 69-15

A RESOLUTION MAKING CERTAIN LEGISLATIVE FINDINGS AND APPROVING THE GOLD HILL MESA COMMERCIAL AREA URBAN RENEWAL PLAN

WHEREAS, it is desirable and in the public interest that the Colorado Springs Urban Renewal Authority ("CSURA") undertake the redevelopment described in the Gold Hill Mesa Commercial Area Urban Renewal Plan (the "Plan"), attached and incorporated herein as "Exhibit A"; and

WHEREAS, the Plan is a matter of public record in the custody of the City Clerk, and is available for public inspection during business hours of the City; and

WHEREAS, there was presented to the City Council for its review and consideration a document entitled the "Gold Hill Mesa Commercial Area Conditions Survey", dated January 2015, prepared by Ricker Cunningham (the "Conditions Survey"), which shows that the area described in the Plan qualifies as a blighted area as such term is defined in the Colorado Urban Renewal Law, Colorado Revised Statutes ("C.R.S.") § 31-25-101, *et seq.* ("the Act"); and

WHEREAS, on June 23, 2015, the City Council conducted a public hearing and reviewed the Plan pursuant to the procedural and notice requirements of the City Charter and the Act; and

WHEREAS, on May 21, 2015, pursuant to C.R.S. § 31-25-107 (2), the City of Colorado Springs City Planning Commission found that the Plan is consistent with the Comprehensive Plan of the City of Colorado Springs and recommended its adoption; and

WHEREAS, notice of the City Council's public hearing on the Plan was published at least thirty (30) days prior to the public hearing as required by C.R.S. § 31-25-107 (3); and

WHEREAS, written notice of the public hearing was mailed to all property owners, owners of business concerns, and residents of the area included in the Plan at least thirty (30) days prior to the public hearing; and

WHEREAS, the City Council has considered the evidence presented in support of and in opposition to the Plan, the Conditions Survey, the City's Comprehensive Plan, the CSURA recommendation, City staff recommendations, the legislative record and has given appropriate weight to the evidence.

WHEREAS, the City Council reserves the right to approve at a future date the use of a City sales tax incremental financing arrangement at a rate of its determination. The City Council shall choose to limit the percentage of City sales tax incremental financing below the maximum permitted rate.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

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El Paso County, CO



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Section 1. The "Urban Renewal Area" described in the Plan is found and declared to be a blighted area as defined by the Act, and such Urban Renewal Area, in its present condition and use, 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 public health, safety, morals, or welfare. This is a legislative finding by the City Council based upon the Conditions Survey and other evidence presented to the City Council.

Section 2. The boundaries of the Urban Renewal Area have been drawn as narrowly as the City Council determines feasible to accomplish the planning and development objectives of the Plan.

Section 3. The Plan has been submitted to the Board of County Commissioners of El Paso County, Colorado, together with the information required by C.R.S. § 31-25-107.

Section 4. School District 11 has been permitted to participate in an advisory capacity with respect to the inclusion of the Plan of the tax allocation provisions authority by C.R.S. § 31-25-107 (9).

Section 5. The Plan is consistent with the Comprehensive Plan of the City of Colorado Springs.

Section 6. It is not expected that any relocation of individuals and families will be required in connection with the Plan, but to the extent that any such relocation may be required, a feasible method exists for the relocation of individuals and families in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families.

Section 7. It is not expected that any relocation of business concerns will be required in connection with the Plan, but to the extent that any such relocation may be required, a feasible method exists for the relocation of such business concerns in the Urban Renewal Area or in other areas that are not generally less desirable with respect to public utilities and public and commercial facilities.

Section 8. The City Council has taken reasonable efforts to provide written notice of the public hearing prescribed by C.R.S. § 31-25-107 (3) to all property owners, residents, and owners of business concerns in the proposed Urban Renewal Area at their last known addresses at least thirty (30) days prior to the public hearing on the Plan.

Section 9. C.R.S. § 31-25-107 (4)(d) does not apply because no more than 120 days have passed since the commencement of the only public hearing on the Plan.

Section 10. C.R.S. § 31-25-107 (4)(e) does not apply because the City Council did not fail to previously approve the Plan.

Section 11. The Plan conforms with the Comprehensive Plan of the City of Colorado Springs, which is the general plan for the development of the City as a whole.

Section 12. The Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area described in the Plan.

Section 13. To the extent the Urban Renewal Area may constitute open land within the meaning of C.R.S. § 31-25-107 (5), it is found and determined that a shortage of housing of sound standards and design that is decent, safe, and sanitary exists in the City, the need for housing accommodations has been or will be increased as a result of the clearance of substandard and dilapidated housing in the City, the conditions of blight in the Urban Renewal Area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare, and, if necessary to carry out the Plan, the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

Section 14. To the extent the Urban Renewal Area may constitute open land within the meaning of C.R.S. § 31-25-107 (6), it is found and determined that the nonresidential uses under the Plan are necessary and appropriate to facilitate the proper growth and development of the community in accord with sound planning standards and local community objectives and,

if necessary to carry out the Plan, the contemplated acquisition of the area may require the exercise of governmental action, as provided in the Act, because of being a blighted area.

Section 15. C.R.S. § 31-25-107 (1)(B)(II) does not apply because the Urban Renewal Area does not contain any agricultural land.

Section 16. The Plan has been duly reviewed and considered and is hereby approved by the City Council. The CSURA is hereby authorized to take any and all action pursuant to the Act to carry out the Plan.

Dated at Colorado Springs, Colorado, this 23rd day of June, 2015.



Council President Pro Tem

ATTEST:



Sarah B. Johnson, City Clerk



Gold Hill Mesa Commercial Urban Renewal Project Urban Renewal Plan

City of Colorado Springs, Colorado

May 2015

Prepared for:

Colorado Springs Urban Renewal Authority
City of Colorado Springs City Council

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Gold Hill Mesa Commercial Urban Renewal Project Urban Renewal Plan

City of Colorado Springs, Colorado

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Gold Hill Mesa Commercial Urban Renewal Project Urban Renewal Plan

City of Colorado Springs, Colorado

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Gold Hill Mesa Commercial Urban Renewal Project Urban Renewal Plan

City of Colorado Springs, Colorado

1.0 Introduction

1.1 Preface

This Urban Renewal Plan for the Gold Hill Mesa Commercial Urban Renewal Project (the / this "Plan" or the / this "Urban Renewal Plan") has been prepared for the City of Colorado Springs ((the "City"). It will be carried out by the Colorado Springs Urban Renewal Authority ("CSURA" or the "Authority") for the City of Colorado Springs (the "City"). It will be carried out by the Authority, pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes (or "C.R.S."), 1973, as amended (the "Act"). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

1.2 Blight Findings

Under the Act, an urban renewal area is a blighted area, which has been designated as appropriate for one or more Urban Renewal Projects. In each urban renewal area, conditions of blight, as defined by the Act, must be present, and in order for the Authority to exercise its powers, the City Council (the "City Council") must find that the presence of those conditions of blight, "substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare."

The Gold Hill Mesa Commercial Area Conditions Survey (the "Survey"), prepared by Ricker/Cunningham, dated January, 2015, presented to the CSURA Board

under separate cover, demonstrates that the survey area (the "Study Area"), as defined in the Survey, is a blighted area under the Act.

1.3 Other Findings

Based on the findings of the Survey, the Gold Hill Mesa Commercial Area (the "Amended Area"), as defined in Section 1.4 below, is appropriate for one or more urban renewal activities and undertakings authorized by the Act to be advanced by the Authority.

It is the intent of the City Council in adopting this Plan for this Urban Renewal Project that the Authority has available to it powers authorized in the Act which are necessary and appropriate to accomplish the objectives stated herein. Further, it is the intent of this Plan that the Authority exercises these powers for the elimination of qualifying conditions in the Area and furtherance of the goals and objectives of the community general plan.

The powers conferred in the Act are for public uses and purposes for which public money may be expended; therefore, this Plan is in the public interest and necessity -- such finding being a matter of legislative determination by the City Council.

1.4 Urban Renewal Plan Area Boundary

The Area includes all properties within the City limits as delineated in **Figure No. 1** and described in the legal description presented in Appendix B. The boundaries of the Area include approximately 70 acres of land generally defined to include 16 legal parcels and adjacent rights-of-way. Geographically, it is situated in the southwestern portion of the City of Colorado Springs and southeast quadrant of West U.S. Highway 24 and South 21st Street within the existing Gold Hill Mesa Urban Renewal Area. That urban renewal area, established by the Colorado Springs City Council in 2004, was created in an effort to mitigate impacts associated with a former gold processing facility within the property, known as the Golden Cycle Mill. In case of a conflict between the figure and legal description, **Figure No. 1** shall control.

Figure No. 1: Gold Hill Mesa Commercial Urban Renewal Project Boundary Map



1.5 Public Participation

The CSURA Board accepted this Plan on 25 February 2015, at a regular meeting of the Authority. Notification of the public hearing to property owners and business concerns within its boundaries waived notice of the public hearing whereas this is a "voluntary urban renewal area," or in other words, an urban renewal area that was requested by its owners and business interests.

The Colorado Springs Planning & Zoning Commission reviewed the Plan on ~~XX~~ and recommended adoption of the same by the Colorado Springs city Council, whereas it was considered consistent with the City's Comprehensive Plan, the City of Colorado Springs Comprehensive Plan, adopted in 2000, as amended. Whereas it is the intent of the Authority and City Council to provide for public participation in proposed developments and planning efforts which advance the intent of this Plan, development proposals submitted for approval by CSURA will continue to be made available to the public in a open meeting format.

2.0 Definitions

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended to the date that the City Council has approved and adopted this Plan. Unless otherwise stated, all capitalized terms herein shall have the same meaning as set forth in the Act.

Area – means the original Gold Hill Mesa Urban Renewal Area.

Amended Area – means the Amended Gold Hill Mesa Urban Renewal Area as depicted in Figure No. 1 and legally described in Appendix B.

Amended Plan or Amended Urban Renewal Plan – means this Urban Renewal Plan for the Gold Hill Mesa Commercial Urban Renewal Project.

Authority – means the Colorado Springs Urban Renewal Authority (CSURA).

City Council – means the City Council of the City of Colorado Springs.

Comprehensive Plan – the City of Colorado Springs Comprehensive Plan adopted 2000.

Cooperation Agreement – means any agreement between the Authority and City, or any public body (the term “public body” being used in this Plan is as defined by the Act) respecting action to be taken pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the Authority under this Plan.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

Impact Report – means the Gold Hill Mesa Commercial Urban Renewal Project El Paso County Impact Report prepared by Ricker/Cunningham, dated January, 2015 and presented to the CSURA Board under separate cover.

Improvement District – means a special district created to make improvements, typically to public space infrastructure, in a given area.

Municipal Sales Tax Increment - means the municipal sales tax increment revenue allocated to the Authority as defined in Section 7.3.3 of this Amended Plan.

Plan or Urban Renewal Plan – means the original Gold Hill Mesa Urban Renewal Plan.

Property Tax Increment - means the property tax increment revenue allocated to the Authority as defined in Section 7.3.3 of this Amended Plan.

Redevelopment / Development Agreement – means one or more agreements between the Authority and developer(s) and / or property owners or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Amended Plan.

Survey – means the Gold Hill Mesa Commercial Area Conditions Survey, prepared by Ricker/Cunningham, dated January, 2015, and presented to the CSURA Board under separate cover.

Study Area – means the geographic area studied in the context of the Survey for the purpose of determining its collective eligibility for a designation of "blight" as defined by the Act.

Tax Increment Area – means all or a portion of the Area designated as a Tax Increment Area, as defined and pursuant to the procedures set forth in Section 7.3 of this Amended Plan.

Tax Increment Finance (or Financing) (TIF) – means a financing mechanism authorized by the Act which uses future incremental revenues resulting from private investment within an established Tax Increment Area to fund improvements for the public benefit.

Tax Increment Revenue – means the incremental revenues (property and / or sales tax) allocated to the Authority by the Act as defined in Section 7.3.3 of this Amended Plan.

Urban Renewal Project (or the Project) – means all the undertakings and activities to be carried out over the life of the Urban Renewal Plan.

3.0 Plan Purpose and Vision

The purpose of this Amended Plan is to reduce, eliminate and prevent the spread of blight and to stimulate growth and investment within the Area boundaries. To accomplish this purpose, the Plan is intended to promote local objectives expressed in adopted community plans and advance the priorities of the Comprehensive Plan. The City of Colorado Springs Comprehensive Plan (the "Comprehensive Plan"), was adopted in 2000 as an amendment to the previous plan adopted in 1991. Presented below is an excerpt (taken verbatim) from that document that describes its content and intentions for advancing *A Vision for the Future of Colorado Springs*. Additional excerpts are presented in Appendix A for this Plan and referenced in Section 5.0 below.

3.1 Plan Vision (is the same as the Comprehensive Plan vision)

City of Colorado Springs Comprehensive Plan - Vision Statement

The vision is based on preserving, protecting, and sustaining the best characteristics of our built and natural environment, effectively addressing our community needs, and giving positive direction to the changes and growth we can anticipate.

Our Community Envisions a Colorado Springs

That is the most liveable city on the Front Range of the Rocky Mountains;

That respects its heritage and natural setting;

That projects a highly attractive image and protects its unique character and scenic beauty;

That provides an incomparable system of open spaces, natural areas, and greenways;

That is truly a city of neighborhoods with affordable housing, walkable destinations, convenient parks, and quality schools;

That encourages innovation and creativity in development and the creation of an aesthetically appealing community;

That successfully integrates the uses and activities that meet the daily needs of residents, including housing, shops, work places, schools, parks, and civic facilities;

That has a transportation system with a high degree of efficiency, mobility, accessibility, connectivity, and a range of real choices for traveling between destinations within the community;

That is equitable and fiscally responsible in providing, maintaining, and upgrading services and infrastructure;

That supports the economic health of the community by maintaining a strong

environment for business and education; and

That works proactively with other communities to create and maintain a high quality of life in the Pikes Peak Region.

Additional excerpts are presented in Appendix A.

3.2 Plan Objective

The principal objective of the Urban Renewal Project proposed for development within the Area is to alleviate conditions of blight by actively promoting investment and reinvestment in an infill location of the community which: integrates a mix of uses, enhances opportunities for non-vehicular mobility, and preserves and protects its natural resources. The principal objective of this Plan is to make financial resources available to assist with addressing those conditions of blight identified herein and in supporting documents, especially those that could render the Project infeasible.

3.3 Development and Design Objectives

Although the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, including establishing maximum or minimum densities and instituting select building requirements, the CSURA Board anticipates that the City will regulate land use and building requirements through existing municipal codes and ordinances, all as may be amended from time to time. Therefore, the following development and design objectives are not intended to be regulating, but rather informative. Note: Properties that comprise the Area that is the subject of this Plan were originally part of the existing Gold Hill Mesa Urban Renewal Plan area, established in 2004 with adoption of the Gold Hill Mesa Urban Renewal Plan by the Colorado Springs City Council. Further, whereas that remains an active urban renewal area, the following objectives are the same as or similar to those stated in that plan.

Development and design objectives to further this Plan's intentions include the following:

- a) eliminate and prevent the spread of blight
- b) promote a higher standard of development
- c) promote region-serving commercial development
- d) improve the relationship between this area and the balance of the western portion of the community
- e) provide an attractive entry to the city
- f) deliver superior infrastructure (telecommunications and recreation)
- g) provide a mix of land uses supportive of, and complementary to, planned improvements in the Area
- h) generate a mix of uses that helps ensure vitality within the project and surrounding area
- i) provide densities and intensities of land uses appropriate for a mixed-use master planned community
- j) provide ease of pedestrian circulation
- k) design safe, convenient pedestrian linkages between the Area and nearby recreational and commercial centers
- l) provide well-designed parking sufficient to meet the needs generated by development projects in the Area
- m) provide improvements that link residential concentrations to the Area
- n) encourage the continued presence of businesses adjacent to the Area that are consistent with the vision

3.4 Plan Implementation

As the Plan administrator, CSURA will seek to advance the objectives listed above through the following if deemed necessary:

- Financing of development projects and critical infrastructure; and
- Agreements with private, public and other partners to undertake redevelopment projects.

Further, CSURA will work in cooperation with the City to advance the objectives through:

- Investment in the public realm (roadway, parks, open space);
- Encouragement of development consistent with or exceeding existing standards; and
- Judicious use of limited resources.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by the City, the Area must be determined to be a "blighted area" as defined in Section 31-25-103(2) of the Act, which provides that, in its present condition and use, the presence of at least four (or five in cases where the use of eminent domain is anticipated), of the following factors (see below) in the Area, 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 nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present

condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

As explained earlier in this Plan, factor "l" above applies whereas there is no objection by the Area's property owners and other business interests. However, despite the statutory allowance for the presence of fewer factors when creation of an urban renewal area is being requested voluntarily, every effort was made during preparation of the Gold Hill Mesa Commercial Area Conditions Survey, dated January, 2015, to identify all of the factors that may be impacting properties within its boundaries.

The general methodology for conducting the Survey is to: (i) define the area of study; (ii) gather information about properties, infrastructure and other improvements within the Area; (iii) evaluate evidence of blight through field reconnaissance, review of aerial photography, discussions with representatives of various City departments; and, (iv) record observed and documented identified as "blight" factors in the Act.

Among the 11 qualifying factors identified in the Act, the Survey identified the presence of the following eight blight factors in the Study Area:

- (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
- (h) The existence of conditions that endanger life or property by fire or other causes
- (j) Environmental contamination of buildings or property
- (k5) 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

5.0 Plan Relationship to Other Community Documents

5.1 Plan Conformity

Implementation of this Plan supports the objectives and requirements of the Comprehensive Plan with respect to connectivity to neighborhoods, accessibility to open space, completion of infrastructure, and preservation of natural features, and quality design that promotes Colorado Springs's unique identity. As development occurs in the Area, it shall conform to the Comprehensive Plan and any subsequent updates; the Pikes Peak Regional Building Code and any rules, regulations, and policies promulgated pursuant thereto; any site-specific planning documents that might impact properties in the Area including, but not limited to, City-approved site, drainage, and public improvement plans; and, any applicable City design standards, all as in effect and as may be amended from time to time. Finally, existing conditions present within the Area will be remedied by the proposed Plan and funded in part by tax increment revenues and improvements phased as the market allows.

5.2 Consistency with Comprehensive Plan

As explained above, a general plan for the city known as the City of Colorado Springs Comprehensive Plan was adopted in 2000 as an amendment to the 1991 plan of the same name. CSURA, with the cooperation of the City, private enterprise and other public bodies, will undertake projects and activities described herein in order to eliminate the identified conditions of blight while also implementing the goals and objectives of the Comprehensive Plan and all other City-adopted plans which impact properties within the Area. Key goals and policies of that plan which this Urban Renewal Plan for the Gold Hill Mesa Commercial Urban Renewal Project will advance are described in detail in Appendix A.

5.3 Relationship to Other Community Plans

Implementation of this Plan will be consistent with development objectives expressed in all community adopted and accepted plans that pertain to development in the Area.

6.0 Authorized Urban Renewal Undertakings and Activities

Whereas the Act allows for a wide range of activities to be used in the implementation of an urban renewal plan, it is CSURA's intent to provide both financial assistance and public improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public-private partnerships and other forms of cooperative development will be essential to CSURA's strategy for preventing the spread of blight and eliminating existing blighting conditions. Specific undertakings of the Authority in the furtherance of this Plan as described as follows.

6.1 Complete Public Improvements and Facilities

CSURA may, or cooperate with others to, finance, install, construct, and reconstruct any public improvements. Additionally, it may, or cooperate with others to, demolish and clear existing improvements for the purpose of promoting the objectives of the Plan and Act.

While public projects should, whenever possible, stimulate (directly or indirectly) desired private sector investment, it is the intent of this Plan that the combination of it is the intent of this Plan that the combination of public and private investment that occurs in the Area will contribute to the overall economic well-being of the community at-large.

As described in Section 4.0 of this Plan, eight qualifying conditions of blight were identified in the Study Area which is the same as the Urban Renewal Plan Area and the subject of this Plan. This Plan will attempt to remedy those conditions by providing resources for certain public improvements including, but not limited to, the following:

(b) Predominance of defective or inadequate street layout

Predominance of defective or inadequate street layout can be considered present when existing roads are insufficient to meet the needs of improvements within the Area, or there is a lack of streets or the streets that are in place are deteriorating. Adjacent to the Area

along its western edge and principal point of access, streets are in disrepair and inadequate, with few if any accommodations for safe movement by either pedestrians or bicyclists. Within the Area, there are no roads leaving numerous parcels without access. Finally, there are numerous incidents of remnant infrastructure and other debris that contributes to an overall sense of blight and degradation. Urban renewal resources could be used to assist with the removal of this debris and construction of adequate roadway improvements.

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

In addition to limited access to and within the Area as explained under Factor (b) above, there are also lot constraints which negatively impact the ability of parcels within its boundaries to development, among them their size and shape. Several properties are either too small to be developed to City-standards without being part of a larger assemblage. Others are so irregular in shape that they could not accommodate a feasible improvement. Many of these same parcels also suffer from significant lack of utility making them unmarketable. Urban renewal resources could be used to assist with the same items listed under Factor (b) above.

(d) Unsanitary or unsafe conditions

Multiple factors contribute to unsafe conditions in the Area; among them is a lack of "complete streets" or streets with sidewalks, parking, lighting and accommodations for pedestrians and bicycle movement. As explained under (b) above, complete streets provide a safe environment for both vehicular and non-vehicular traffic. Unsanitary and unsafe conditions result when these accommodations are not present.

In addition to roadway conditions, additional threats to persons and property considered in the context of this factor and present within the Area include a variety of environmental contaminants resulting from

earlier mining activities and waste disposal. Urban renewal resources could be used to assist with remediation of the site and removal of all contaminants.

(e) Deterioration of site or other improvements

Properties within the Area are vacant and unimproved, and all exhibit signs of deterioration as evidenced by the presence of weeds and debris, previous fence materials and trash, and a lack of improvements including landscaping, both of which could reasonably be expected given their zoning. Urban renewal resources could be used to assist with the removal of trash and completion of public improvements.

(f) Unusual topography or inadequate public improvements or utilities

Properties in the Area all suffer from extreme grade changes, some natural and others man-made and resulting from previous mining activities. Improvements and utilities including streets, curbs and gutters, lighting, sidewalks, bicycle paths and trails; as well as water, sewer and storm water systems are all available to properties in the Area from adjacent rights-of-way, but currently do not exist within the Area. In addition, overhead utility lines are present, primarily along its northern border. Roadways located adjacent to the Area are also considered deficient in size and accommodations for non-vehicular movement, and those located west of the Area are deteriorating. Urban renewal resources could be used to assist with filling (leveling) portions of the Area, constructing retaining walls, completing improvements (including utility lines), and / or relocating or undergrounding overhead utility lines.

(h) The existence of conditions that endanger life or property by fire or other causes

This factor applies to threats to site users from fire, flooding, environmental contamination and other causes. Despite its adjacency to Fountain Creek, none of the properties are located within a flood

zone. There is, however, as stated above, the known presence of environmental contaminants in the Area. Urban renewal resources could be used to assist with the removal of environmental contaminants as identified under Factor (d) above.

(j) Environmental contamination of buildings or property

See discussion under Factors (d) and (h) above.

(k5) 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

As explained above, properties in the Area are vacant and unimproved, despite their zoning classification - PBC (Planned Business Center). The entire Gold Hill Mesa Urban Renewal Area, including those properties in the subject Area could all be described as "infill" within the greater Colorado Springs Metropolitan Area whereas they are surrounded by established residential neighborhoods and commercial developments. The City's Comprehensive Plan includes numerous references to the community's objective to encourage development and redevelopment of infill properties within its boundaries. Urban renewal resources could be used to assist with improvements that make development of properties within the Area feasible.

6.2 Complete Other Improvements and Facilities

Whereas there could be non-public improvements in the Area that may be required to accommodate development and redevelopment and still benefit the public, the Authority may assist in the financing or constructing these improvements to the extent authorized by the Act.