



26 August 2015

Mr. Jim Rees
Executive Director
Colorado Springs Urban Renewal Authority
30 South Nevada Avenue, Suite 640
Colorado Springs, Colorado 80903

RE: Executive Summary of Findings from the South Nevada Avenue Conditions Survey

Attachments:

South Nevada Avenue Survey Area
South Nevada Avenue Survey Area Parcels
South Nevada Avenue Survey Area Subareas

Dear Mr. Rees (on behalf of the Colorado Springs Urban Renewal Authority CSURA Board):

During the month of August 2015, representatives of Ricker | Cunningham initiated an analysis of conditions in a geography referred to as the South Nevada Avenue Survey Area (the Survey Area or Area) and presented in the attached illustration. The purpose of this work was to determine whether, and to what extent, those conditions represent factors contributing to “blight,” as defined in the Colorado Urban Renewal Law, Colo. Rev. Stat. § 31-25-101 (the Act) and presented below.

- (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) *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) *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;*
- (l) *If there is no objection of such 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*

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factors specified in paragraphs (a) to (k.5) of this subsection (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. For purposes of this paragraph (1), 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.

In its entirety, the Survey Area is comprised of 353 parcels representing approximately 208 acres including adjacent rights-of-way. All of the surveyed properties and improvements are located within the city limits, and the vast majority owned by a local individual or business interest (approximately 80% or 282 parcels). Uses in the Area include a mix of commercial retail, lodging, industrial and residential product types. Given its size and diversity, for the purpose of this assignment, the Survey Area has been divided into several "subareas" or blocks. An attachment to this document illustrates the approximate dimensions of these subareas.

The results of the investigation described herein and in the full report suggest that there has been limited recent investment in the Area, and numerous incidents of aging and deteriorating structures and public improvements. Specifically, of the 11 factors defined by the Act, 10 were found to be present in the Survey Area. This said, it is the conclusion of this assignment, that within the subject geography, there is the presence of adverse conditions sufficient to meet criteria established in the Statute. Further, of the 10 factors observed or identified and listed below, all were considered to be present to an extent that could "substantially impair or arrest the sound growth of the municipality" and "constitute an economic or social liability."

- (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;*
- (h) *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) *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;*



Of particular concern with regard to the factors found is their potential impact on individuals working, residing, visiting and passing through the Area. Most notable conditions include: inadequate accommodations for protected non-vehicular movement, ill-defined points of access to properties from adjacent rights-of-way, high number of properties under review by the Environmental Protection Agency, threats from flooding and associated hydrology impacts from Cheyenne Creek; and, an increasing frequency of criminal activity.

As explained in the Statute, it is not legally necessary for *every* factor to be present in order for it to be considered “blighted”. In addition, a given factor need not be present on each and every parcel or building to be counted; rather, factors only need to be found somewhere in the area of study as a whole. Therefore, and as expressed above, within the Survey Area, sufficient adverse conditions are present to meet criteria established in the Statute.

Please see the full report for a more detailed discussion of conditions with the Survey Area. If you have any questions regarding the matter discussed in this letter, please contact either Anne Ricker or Bill Cunningham at 303.458.5800. Both of these individuals are authorized to speak on behalf of Ricker | Cunningham.

Sincerely,

Ricker | Cunningham

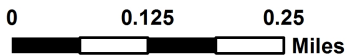
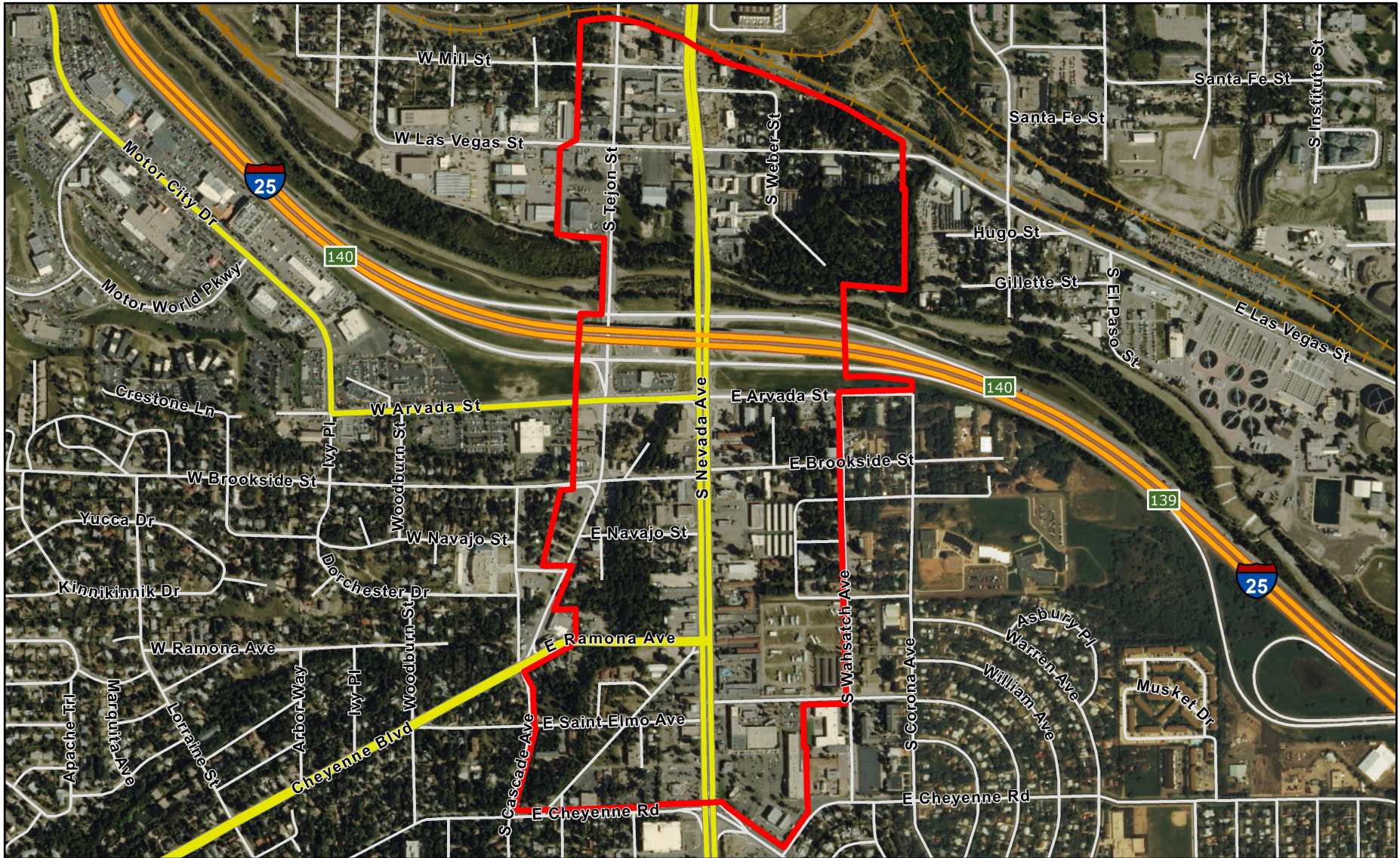
A handwritten signature in blue ink, appearing to read "Anne B. Ricker".


Anne B. Ricker, Principal
anne@rickercunningham.com

A handwritten signature in blue ink, appearing to read "Bill J. Cunningham".

Bill J. Cunningham, Principal
bill@rickercunningham.com

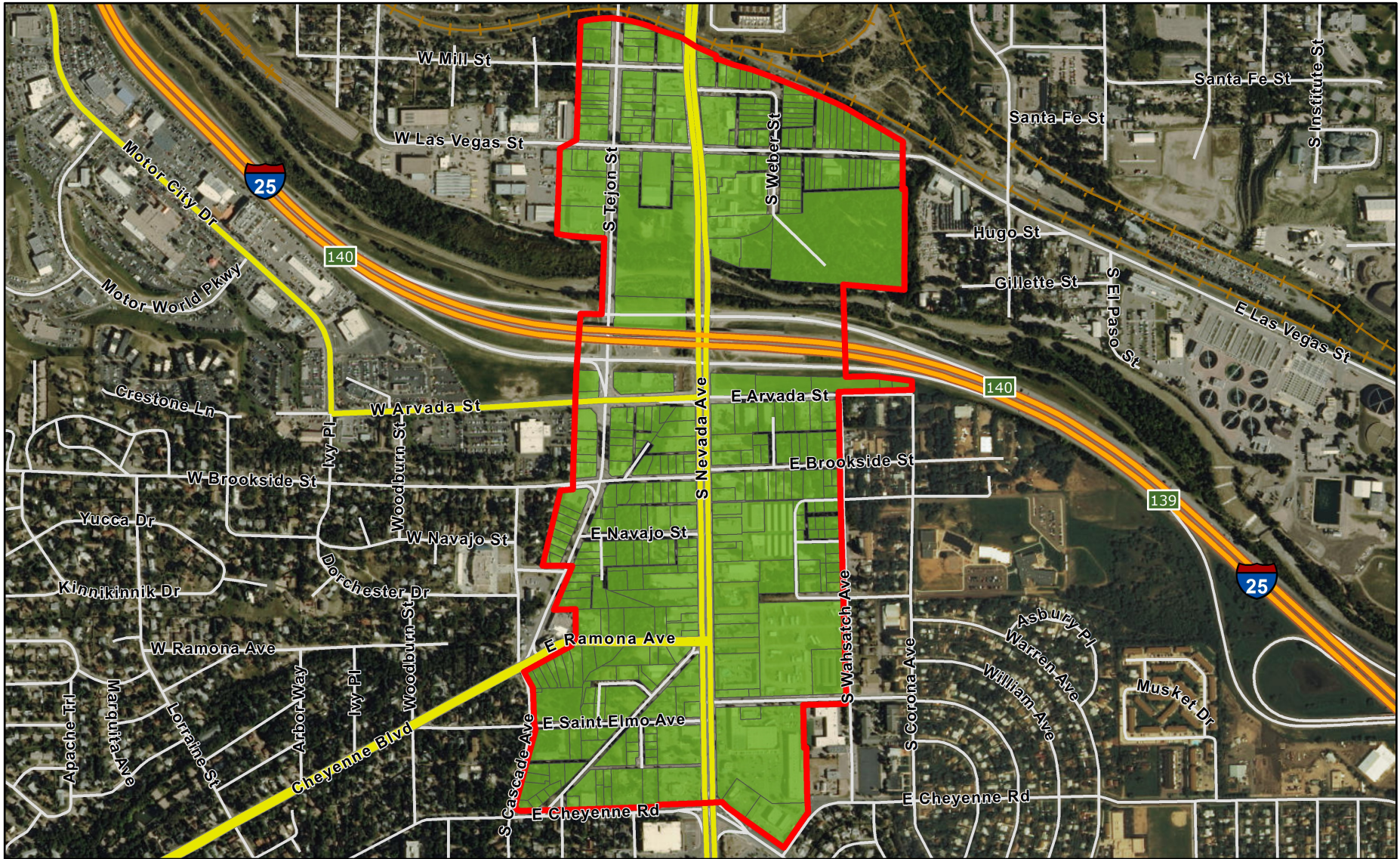
COLORADO SPRINGS, COLORADO South Nevada Avenue Survey Area



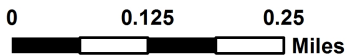
 South Nevada Avenue Survey Area





COLORADO SPRINGS, COLORADO South Nevada Avenue Survey Area Parcels



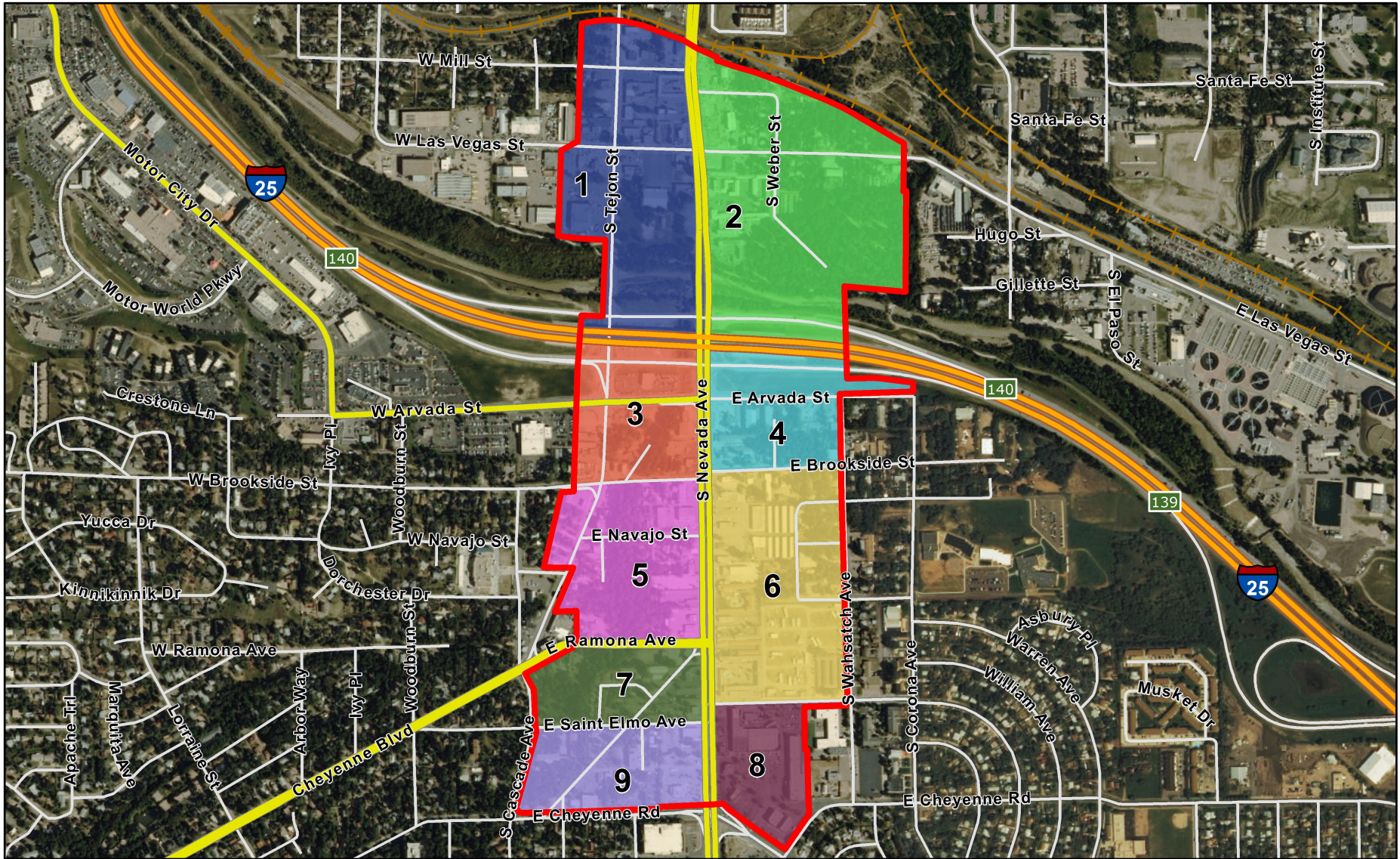
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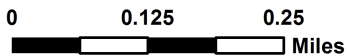
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COLORADO SPRINGS, COLORADO South Nevada Avenue Survey Area - Subareas



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Date: Sunday, August 23, 2015



 South Nevada Avenue Survey Area

