

**Conditions Study for
Auditorium Block
Colorado Springs, Colorado**

Prepared for:

Colorado Springs Urban Renewal Authority (CSURA)
30 South Nevada Avenue, Suite 502
Colorado Springs CO 80903

Prepared by:

DGC Consulting

DGC Consulting
18331 E. Davies Avenue
Foxfield, CO 80016

DRAFT
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Background information and other data have been furnished to DGC Consulting (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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Appendix A: Sources Consulted

1. Introduction

This report presents the conditions (“blight”) survey, analysis, findings and underlying rationale for the Auditorium Block Conditions Study (“Conditions Study”, or “Study”), which was undertaken by DGC Consulting (“DGC”). DGC conducted the field survey in October, 2017.

1.1. Purpose

The purpose of the Study is to determine whether there exists slum or blight conditions within the Auditorium Block Conditions Study Area (“Study Area”) within the meaning of Colorado Urban Renewal Law, and whether the Study Area should be recommended for such urban renewal efforts as the Colorado Springs Urban Renewal Authority (“CSURA”) and the City of Colorado Springs (“Colorado Springs”) may deem appropriate to remediate existing conditions of slum or blight and to prevent further deterioration and blight.

1.2. Colorado Urban Renewal Law

In the Colorado Urban Renewal Law, Colorado Revised Statutes § 31-25-101 et seq. (the “Urban Renewal Law”), the legislature has declared that an area of slum or blight.

...constitutes a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state in general and municipalities thereof; that the existence of such areas contributes substantially to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of public policy and statewide concern....

Before remedial action can be taken by a public agency, however, the Urban Renewal Law requires a finding by the appropriate governing body that an area exhibits conditions of slum or blight.

The determination that an area constitutes a slum or blighted area is a cumulative conclusion attributable to the presence of several physical, environmental, and social factors. Indeed, slum or blight is attributable to a multiplicity of conditions, which, in combination, tend to accelerate the phenomenon of deterioration of an area. For purposes of this study, the definition of a blighted area articulated in the Urban Renewal Law follows:

“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- a. Slum, deteriorated, or deteriorating structures;*

- b. Predominance of defective or inadequate street layout;*
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- d. Unsanitary or unsafe conditions;*
- e. Deterioration of site or other improvements;*
- f. Unusual topography or inadequate public improvements or utilities;*
- g. Defective or unusual conditions of title rendering the title non-marketable;*
- h. The existence of conditions that endanger life or property by fire and other causes;*
- i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- j. Environmental contamination of buildings or property; or*
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or*
- l. If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

To be able to use the powers of eminent domain, “blighted” means that five of the eleven factors must be present (Colorado Revised Statutes § 31-25-105.5(2) (a) (l)).

Only one factor must be present if the property owner or owners and the tenant or tenants of such owner or owners do not object to the finding (Colorado Revised Statutes § 31-25-105.5(2) (l)).

Several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. First, the absence of widespread violation of building and health codes does not, by itself, preclude a finding of blight. The definition of “blighted area contained in the Urban Renewal Law is broad and encompasses not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisions the prevention of deterioration.” Second, the presence of one well maintained building does not defeat a determination that an area constitutes a blighted area. A determination of blight is based upon an area “taken as a whole,” and not on a building-by-building basis. Third, a governing body’s “determination as to whether an area is blighted... is a legislative question and the scope of review by the judiciary is restricted.” A court’s role in reviewing such a blight determination is simply to independently verify if

the conclusion is based upon factual evidence determined by the governing body at the time of a public hearing to be consistent with the statutory definition.

1.3. Study Methodology

DGC was retained to perform an independent survey of the Study Area and to determine if it contains conditions of slum or blight so as to constitute a blighted area under the Urban Renewal Law. Based upon the conditions observed in the field, this Study makes a recommendation as to whether the Study Area is blighted within the meaning of the Urban Renewal Law. The actual determination itself remains the responsibility of the legislative body, in this case, the City of Colorado Springs City Council.

An important objective of this study is to obtain and evaluate data on a wide range of physical and non-physical conditions that are present in the Study Area. Data about the Study Area was collected, analyzed, and ultimately portrayed through three carefully performed tasks:

- Task 1: Project Initiation, Data Collection and Mapping
- Task 2: Field Survey, Research and Verification
- Task 3: Documentation and Presentation of Findings

Tasks 1 and 2 are described in Section 2, Study Area Analysis. Task 3 is described in Section 3, Summary of Findings.

2. Study Area Analysis

2.1 Study Area

The Study Area includes approximately 6.2 acres of privately and publicly-owned parcels and public rights-of-way, including streets and alleys. It is shown on Exhibit 2-1: Study Area Boundary Map. The Study Area includes an entire city block (comprised of six parcels) bounded on the north by East Kiowa Street, on the east by North Webster Street, on the south by East Pikes Peak Avenue, and on the west by North Nevada Avenue. The location of the Study Area within Central Colorado Springs is shown in Exhibit 2-2: Study Area Regional Location Map.

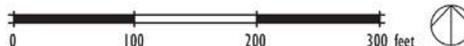
Exhibit 2-1: Study Area Boundary Map



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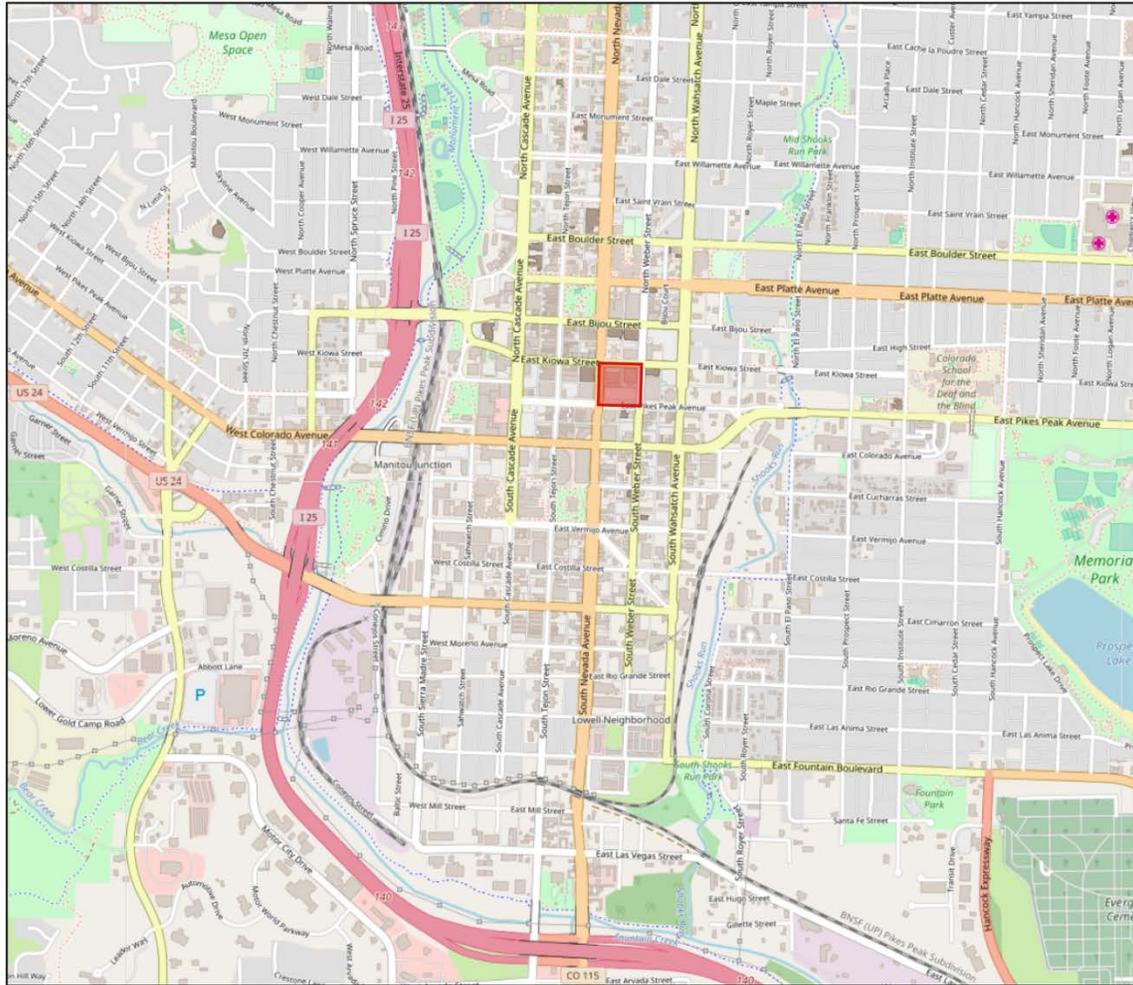
 Study Area

Study Area Boundary Map



Base Map Source:
Google Earth Pro, February 10, 2018

Exhibit 2-2: Study Area Regional Location Map



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 Study Area

Study Area Regional Location Map



DGC Consulting

Base Map Source:
Open Street Map, February 10, 2018

2.2 Existing Conditions

Background:

This Conditions Study was conducted on January 28, 2018, 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:

The Study Area is a full city block in Downtown Colorado Springs. The block includes the municipal auditorium, two story older commercial buildings, one surface parking lot associate with on-site uses, and a block-wide surface parking lot on the south side. The commercial buildings and auditorium are currently occupied. This large (60,000 SF) parking lot serves the surrounding area, including the auditorium when events are held there. Development character surrounding the Study Area is of a similar mixed-use urban land use pattern.

According the Downtown Colorado Springs Market Assessment (prepared by Progressive Urban Management Associates, January 27, 2016), Downtown Colorado Springs is benefitting from 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.

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 (6 parcels plus public R.O.W.) | Public building (City Auditorium), surface parking lots, commercial retail/office. |
| North of Study Area (E. Kiowa St.) | Public R.O.W., public buildings (City Hall and Colorado Springs Municipal Court.) |
| East of Study Area (N. Webster St.) | Public R.O.W., religious (First Baptist Church), commercial retail/office. |
| South of Study Area (Pikes Peak Ave.) | Public R.O.W., public building (US Post Office), commercial retail, surface parking lots. |
| West of Study Area (N. Nevada Ave.) | Public R.O.W., commercial retail/office, parking structure. |

Source: Google Earth imagery (2018)

Zoning:

The Study Area is in the Central Sector of the City of Colorado Springs Form Based Code, which covers most 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 six parcels totaling 3.47 acres (151,173 SF), 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

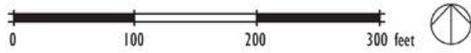
| Ref ID | Parcel Number | Description | Parcel Address | Property Owner | Parcel Size (SF) | Parcel Size (Acres) |
|---|---------------|---------------------------|----------------------|------------------------------------|------------------|---------------------|
| 1 | 6418-11-2028 | Code 200 at present worth | 225 E Kiowa St | A&A Enterprise of Colorado Springs | 14,250 | 0.33 |
| 2 | 6418-11-2029 | Recreation/gymnasium | 21 N Nevada St | Hammerick Famly Partnership | 17,100 | 0.39 |
| 3 | 6418-11-2030 | Warehouse/storage | 15 N Nevada Ave | Montano Properties LLC | 6,650 | 0.15 |
| 4 | 6418-11-2031 | Office | 13 N Nevada Ave | Montano Properties LLC | 9,500 | 0.22 |
| 5 | 6418-11-2032 | Warehouse/storage | 222 E Pikes Peak Ave | CSJ No 7 LLC | 60,113 | 1.38 |
| 6 | 6418-11-2033 | Tax exempt | 221 E Kiowa St | City of Colorado Springs | 43,560 | 1.00 |
| | | | | TOTAL | 151,173 | 3.47 |
| <i>Source: El Paso County Assessor website (2018)</i> | | | | | | |

Exhibit 2-3: Study Area Parcel Map



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-  Study Area
-  Study Parcel and ID Number



Study Area Parcel Map



Base Map Source:
Google Earth Pro, February 10, 2018

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:

Environmental cleanup or contamination documents or information were not reviewed for this Study.

Vacancy and Underutilization:

Although the two privately-owned buildings in the Study Area are occupied and the City Auditorium is used for events, conditions of land vacancy and underutilization were observed in the field survey and Desktop Analysis. Two methods were used for this comparison:

Method 1: The site survey and subsequent analysis noted a predominance of surface parking areas within the Study Area: parcel (-028) on the northwest corner is used for parking for the adjacent building, parcel (-030) is used for access and parking, and a large parcel (-032) on the south side of the block is entirely surface parking.

Comparing the relative areas of these parcels, 54% of the parcels are vacant (including surface parking lots) and 46% are developed. In downtown areas such as Colorado Springs, surface parking lots are considered a transitional use until a building is constructed. Based on tabulation of areas devoted to surface parking, the Study Area is much less developed and exhibits high levels of land vacancy, compared with other parts of Downtown Colorado Springs, which are much more developed and rely on structured parking. This information is summarized on Table 2-3 Vacant and Developed Parcels.

Table 2-3: Vacant and Developed Parcels

| Ref ID | Parcel Number | Parcel Area (SF) | Currently Vacant (SF) | Currently Developed (SF) | Building Area (SF) |
|--------|---------------|------------------|-----------------------|--------------------------|--------------------|
| 1 | 6418-11-2028 | 14,250 | 14,250 | | |
| 2 | 6418-11-2029 | 17,100 | | 17,100 | 16,677 |
| 3 | 6418-11-2030 | 6,650 | 6,650 | | |
| 4 | 6418-11-2031 | 9,500 | | 9,500 | 13,400 |
| 5 | 6418-11-2032 | 60,113 | 60,113 | | |
| 6 | 6418-11-2033 | 43,560 | | 43,560 | 28,307 |
| | TOTAL | 151,173 | 81,013 | 70,160 | 58,384 |
| | | | 54% | 46% | |

Source: El Paso County Assessor website (2018)

Method 2: The analysis and comparison of Floor Area Ratios (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 58,384 SF of development (buildings) on 151,173 SF of land. This information was used to calculate an average FAR of .39 in the Study Area, which is significantly less dense than urban core development which typically has an FAR of 1.0 or 2.0. This analysis is summarized on Table 2-4 Floor Area Ratio (FAR) Analysis.

Table 2-4: Floor Area Ratio (FAR) Analysis

| Description | Area (SF) |
|------------------|-----------|
| Building Area | 58,384 |
| Parcel Area | 151,173 |
| Floor Area Ratio | 0.39 |

Source: El Paso County Assessor website (2018)

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

Fire and Emergency Response

No evidence of structural or other fires was observed in the field survey. In addition, documentation about fire incidence was also reviewed for relevance to this Study. The [City of Colorado Springs Fire Department 2016 Annual Report Statistical Abstract](#) summarizes information about emergency responses (which includes fire, medical, and other) by fire station. The Study Area is served by Station 3, which in 2016 had a lower number of station responses (2,477) compared with Fire Station 8, which was the highest (6,691). Station 3 was also significantly lower than the average for all 22 stations (3,427

responses). In addition, between 2012 and 2016 Station 3 also has the second lowest growth in response rate (.6%) compared with the average of all stations (5.1% growth).

Crime

Crime information was not reviewed for this Study.

2.3 Field Survey Approach

The physical site survey was conducted on October 31, 2017. 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, the Developer, 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
- 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 Consulting 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, gates, and/or fences
- 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 or equipment
- 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 hazards present (unsafe level changes/drop-offs, fire risk)

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 (unsafe level changes, trip/fall hazard)

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 2-5: 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 six 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
- 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

Two factors evaluated as part of the survey and desktop analysis were not found to predominate in the Study Area.

- c. Faulty lot layout
- h. The existence of conditions that endanger life or property by fire or other causes

Three factors were not surveyed as part of this study:

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

- j. Environmental contamination
- 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

a. Slum, deteriorated, or deteriorating structures –OBSERVED

The Municipal Auditorium building had a deteriorated exterior on the south and east sides – characterized by damaged and dilapidated exterior walls, deteriorated exterior windows and deteriorated finishes. Exterior stairways, loading docks, concrete slabs, railings, and steps were also deteriorated. Much of this was due to the age of building, harsh Colorado weather, and to some degree, 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

Much of the frontage of undeveloped parcels in the Study Area has poor vehicle access and non-existent or substandard driveways. Based on these conditions, defective or inadequate street layout was observed in the Study Area.

c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness – NOT OBSERVED

The lots in the Study Area are of a standard size and configuration that can be developed with new structures of the type envisioned in City of Colorado Springs plans and policies. Therefore, poor lot layout conditions are not sufficient to be considered a barrier to development.

d. Unsanitary or unsafe conditions - OBSERVED

Multiple conditions were observed indicating unsanitary or unsafe conditions within the Study Area. These include evidence of 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, and unsafe level changes due to overall deterioration of site improvements. Together, these constitute unsanitary and unsafe conditions.

e. Deterioration of site or other improvements - OBSERVED

There is widespread deterioration of site improvements within the Study Area, particularly on the parking lots and around the Municipal Auditorium. Site pavements are damaged and deteriorated, curb and gutter is deteriorated, sidewalks and pedestrian areas are deteriorated, surface drainage is inadequate, site maintenance is inadequate, and there are numerous unsafe level changes. The parking lot on the south is damaged probably due to 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. Many public improvements bordering private parcels such as sidewalks and curb and gutter were degraded. Some street paving near the curb was also deteriorated. There were also several examples of unsafe level changes. 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 unsafe level changes in high traffic areas and unsafe street access conditions which could contribute to automobile and pedestrian accidents. 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 – NOT SURVEYED

Although there were several examples of deteriorated building exteriors (discussed previously), this factor, particularly related to building occupancy and interior conditions, was not evaluated in this study.

j. Environmental contamination of buildings or property - NOT SURVEYED

No environmental contamination reports or information was reviewed for this Study.

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

This factor was evaluated through field observations and desktop analysis focused on the ratio of vacant parcels (including surface parking areas) compared with that of developed parcels (parcels with buildings). Surface parking often serves as a transitional land use in a densely developed area such as Downtown Colorado Springs and was used to compare site underutilization in two ways.

First, the site survey noted six separate parcels, of which three parcels are used for surface parking and are considered vacant or undeveloped. Based on parcel area, this represents a 54% parcel vacancy

rate, which is much higher than the developed areas of Downtown Colorado Springs. Second, 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 58,384 SF of development (buildings) on 151,173 SF of developable property (according to El Paso County Assessor records). This information was used to calculate an average FAR of .39 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 parcels, buildings, or other improvements.

Table 2-5: Study Area Observed Conditions Summary

| City of Colorado Springs (Auditorium Block) Photographic Reference/Desktop Analysis Summary | | | F.S. | D.A. |
|--|--|---|------|------|
| 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/fences | ● | |
| | | Deteriorated ancillary structures | ● | |
| | | Other (exposed electrical; incomplete demolition) | | |
| b. | DEFECTIVE OR INADEQUATE STREET LAYOUT | Poor vehicle access | ● | |
| | | Poor internal circulation | | |
| | | Substandard driveway definition/curbcuts | ● | |
| | | Poor parking lot layout | | |
| | | Other (poor street layout and access) | | |
| c. | FAULTY LOT LAYOUT | Faulty/irregular lot shape | | |
| | | Faulty/irregular lot configuration | | |
| | | Lack of access to a public street | | |
| | | Inadequate lot size | | |
| | | Other | | |
| d. | UNSANITARY OR UNSAFE CONDITIONS | Poorly lit or unlit areas | | |
| | | Cracked or uneven surfaces for pedestrians | ● | |
| | | Poor drainage | ● | |
| | | Insufficient grading or steep slopes | ● | |
| | | Presence of trash and debris | ● | |
| | | Abandoned/inoperable vehicles and equipment | | |
| | | Presence of potentially hazardous materials or conditions | ● | |
| | | Vagrants/vandalism/graffiti | | |
| Other (unsafe level changes/drop-offs/fire risk) | ● | | | |
| 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 | | |

Note: Field Survey abbreviated F.S., Desktop Analysis abbreviated D.A., Not Surveyed abbreviated N.S.

Source: DGC Consulting field survey and Google Earth

Table 2-6: Study Area Observed Conditions Summary (cont'd)

| | | | F.S. | 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 (unsafe level changes; trip/fall hazard) | | | |
| 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/fire hazard | | |
| | | 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 | NS | NS |
| | | Evidence of recent flooding | | |
| | | Unprotected electrical systems/wires/gas lines | | |
| | | Inadequate fire suppression systems | | |
| | | Evidence of vagrants inside building | | |
| | | Other (fire hazard) | | |
| j. | ENVIRONMENTAL CONTAMINATION | Official documentation of contamination | | |
| | | Storage or evidence of hazardous materials | NS | NS |
| | | 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: Field Survey abbreviated F.S., Desktop Analysis abbreviated D.A., Not Surveyed abbreviated N.S.

Source: DGC Consulting field survey and Google Earth



Figure 2-1 Poor vehicle access; substandard driveway definition; cracked or uneven pedestrian surfaces; insufficient grading; presence of trash and debris; potentially hazardous conditions; unsafe level changes; deteriorated pavement in ROW; deteriorated curb and gutter in ROW; deteriorated sidewalks in ROW; trip/fall hazard. (Photo 1)



Figure 2-2 Deteriorated exterior walls; deteriorated exterior finishes; inadequate site maintenance. (Photo 5)



Figure 2-3 Deteriorated exterior walls; deteriorated exterior finishes; inadequate site maintenance; (Photo 6)



Figure 2-4 Poor vehicle access; substandard driveways; cracked or uneven pedestrian surfaces; presence of trash and debris; potentially hazardous conditions; unsafe level changes; deteriorated curb and gutter; deteriorated sidewalks; deteriorated surface drainage facilities; inadequate site maintenance; non-conformance with development regulations. (Photo 17)



Figure 2-5 Poor drainage; unsafe level changes; deteriorated parking lot pavement; deteriorated surface drainage facilities; inadequate site maintenance; non-conformance with development regulations. (Photo 22)



Figure 2-6 Poor drainage; unsafe level changes; deteriorated parking lot pavement; deteriorated surface drainage facilities; inadequate site maintenance; non-conformance to development regulations; unsafe level changes. (Photo 12)

3. Summary of Findings and Conclusions

3.1 Findings

Within the Auditorium Block Study Area, the field survey and desktop analysis identified 27 different conditions representing seven 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 is included in Exhibit 3-2.

The blight factors and conditions observed are listed below:

a. Slum, deteriorating or deteriorated structures

- Deteriorated external walls
- Deteriorated exterior finishes
- Deteriorated windows and doors
- Deteriorated stairways and/or fire escapes
- Deteriorated load dock areas/ramps
- Deteriorated barriers, walls, and/or gates
- Deteriorated ancillary structures

b. Predominance of defective or inadequate street layout

- Poor vehicle access
- Substandard driveway definition/curb cuts

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

- No factors observed or identified

d. Unsanitary or unsafe conditions

- Cracked or uneven surfaces for pedestrians
- Poor drainage
- Insufficient grading or steep slopes
- Presence of trash and debris
- Presence of hazardous materials or conditions
- Other hazards present (unsafe level changes/drop-offs)

e. Deterioration of site or other improvements

- Deteriorated or lack of parking lot or site pavement
- Deteriorated or lack of curb and gutter
- Deteriorated or lack site sidewalks and pedestrian areas
- Deteriorated or lack of surface drainage facilities

- Inadequate site maintenance
 - Non-conformance to site development regulations
- f. Unusual topography or inadequate public improvements or utilities**
- Deterioration of street pavement in right-of-way
 - Deterioration or lack of curb and gutter 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**
- 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**
- Not surveyed
- j. Environmental contamination of buildings or property**
- Not surveyed
- 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 Auditorium Block Colorado Springs Study Area, in its present condition and use, conforms to 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 seven factors predominate 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
- 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.

Exhibit 3-1: Field Survey Photo-Reference Map



LEGEND

-  Photo Location
-  Study Area
-  Study Parcel



Field Survey Photo-Reference Map



Base Map Source:
Google Earth Pro, November 16, 2017

Table 3-1: Photographic/Desktop Analysis Reference Sheet

| City of Colorado Springs (Auditorium Block) Photographic Reference Sheet | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | |
|---|--|---|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|
| 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/fences | | | | | | | | | • | | • | • | | | | • | • | | | | | | | | |
| | | Deteriorated ancillary structures | | | | | | | | | | | | | | | | • | | | | | | | | | • |
| Other (exposed electrical; incomplete demolition) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| b. | DEFECTIVE OR INADEQUATE STREET LAYOUT | Poor vehicle access | | • | | • | | | | | | | | | | | | | | • | | | | | | • | |
| | | Poor internal circulation | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Substandard driveway definition/curbcuts | | • | | • | | | | | | | | | | | | | | | | | | | | | • |
| | | Poor parking lot layout | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Other (poor street layout and access) | | | | | | | | | | | | | | | | | | | | | | | | | |
| c. | FAULTY LOT LAYOUT | Faulty/irregular lot shape | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Faulty/irregular lot configuration | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Lack of access to a public street | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Inadequate lot size | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Other | | | | | | | | | | | | | | | | | | | | | | | | | |
| d. | UNSANITARY OR UNSAFE CONDITIONS | Poorly lit or unit 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/fire risk) | • | • | • | | | | | • | | • | • | • | • | | | | • | • | • | | • | • | | • | • | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | |

Note: This table summarizes Field Survey observations only.
Source: DGC Consulting field survey and Google Earth

Table 3-2: Photographic/Desktop Analysis Reference Sheet (cont'd)

| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|---|
| 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 (trip/fall hazard, unprotected drop-offs) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| g. | DEFECTIVE OR UNUSUAL TITLE CONDITIONS | Title conditions making the property unmarketable | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Other (easements and other encumbrances) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| h. | THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES | Structures in the floodplain | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Evidence of previous fire | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Inadequate emergency vehicle provisions | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Presence of dry debris adjacent to structures | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Hazardous materials near structures/fire hazard | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 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 (fire hazard) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| j. | ENVIRONMENTAL CONTAMINATION | Official documentation of contamination | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Storage or evidence of hazardous materials | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Other evidence of environmental contamination | | | | | | | | | | | | | | | | | | | | | | | | | | |
| k.5 | REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/ BUILDINGS/ IMPROVEMENTS UNDERUTILIZED/ VACANT | High levels of vacancy | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | High levels of municipal code violations | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | High levels of vehicular accident reports | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | High levels of requests for emergency services | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Other evidence of required high level of municipal services | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Other evidence of substantial physical underutilization | | | | | | | | | | | | | | | | | | | | | | | | | | |

Note: This table summarizes Field Survey observations only.

Source: DGC Consulting field survey and Google Earth

Exhibit 3-2: Field Survey Photographs



Photo 1



Photo 6



Photo 11



Photo 2



Photo 7



Photo 12



Photo 3



Photo 8



Photo 13



Photo 4

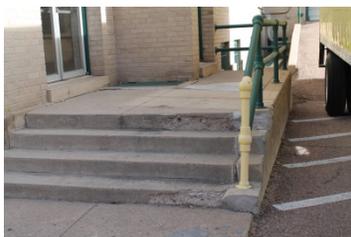


Photo 9



Photo 14



Photo 5



Photo 10



Photo 15



Photo 16



Photo 19



Photo 22



Photo 17



Photo 20



Photo 23



Photo 18



Photo 21



Photo 24

Appendix A

Sources Consulted

1. State of Colorado Statutes Urban Renewal Law § 31-25-101:
http://www.state.co.us/gov_dir/leg_dir/olls/colorado_revised_statutes.htm
2. Google Earth aerial mapping (2018)
3. Mapping and GIS imagery provided by City of Colorado Springs IT Department (2018)
4. El Paso County Assessor website (2018 values)
5. City of Colorado Springs website (2018)
6. Downtown Colorado Springs Market Assessment, Progressive Urban Management Associates, January 27, 2016.
7. Downtown Colorado Springs Form-Base Code, City of Colorado Springs, 2017
8. Imagine Downtown Colorado Springs Master Plan, City of Colorado Springs, not dated
9. City of Colorado Springs Fire Department Annual Report 2016 Statistical Abstract, March 26, 2016.