

TABLE OF CONTENTS

Table of Contents

SECTION I: INTRODUCTION

Definition of Blight
Study Methodology
Report Format

SECTION II: AREA OVERVIEW AND DESCRIPTION

Study Area Description
Study Area Context
Existing Land Use and Zoning Districts

SECTION III: DETERMINATION OF STUDY AREA CONDITIONS

Slum, Deteriorated or Deteriorating Structures
Defective or Inadequate Street Layout
Faulty Lot Layout
Unsafe or Unsanitary Conditions
Deterioration of Site or Other Improvements
Unusual Topography or Inadequate Public Improvements
Endangerment from Fire or Other Causes
Unsafe or Unsanitary Building Conditions
Environmental Contamination
High Services Requirements or Underutilized Sites

SECTION IV: SUMMARY OF FINDINGS

APPENDICES

Appendix A - Maps of Blight Conditions by Category
Appendix B - Field Survey

SECTION I

INTRODUCTION

The following report, the *North Nevada Avenue Corridor Conditions Survey*, was completed in August 2004. The purpose of this work was to analyze conditions on all parcels located within the northern segment of the North Nevada Avenue Corridor (the Study Area) in order to determine whether factors contributing to blight are present and whether the Study Area is, therefore, eligible as an urban renewal area under the provisions of Colorado State Statutes. Establishment of an urban renewal area would allow the City of Colorado Springs, through its urban renewal authority, to use designated powers to assist in the redevelopment of properties and improvements within its boundaries.

This study represents a step towards achieving goals set out in the *Colorado Springs Comprehensive Plan* and *North Nevada Avenue Corridor Reinvestment Study*. An important component of future redevelopment in the area will be identification of development programs which effectively leverage public investment, as well as funding mechanisms to complete the necessary infrastructure improvements.

DEFINITION OF BLIGHT

Redevelopment and investment within the Study Area may be accomplished through the implementation of an urban renewal process. The first step in this process is to determine if the area qualifies as a “blighted area” eligible for urban renewal. The determination that an area constitutes a blighted area is a cumulative conclusion attributable to the presence of several physical, environmental, and social factors. Indeed, blight is attributable to a multiplicity of conditions which, in combination, tend to accelerate the phenomenon of deterioration of an area. For purposes of the study, the definition of a blighted area is premised upon the definition articulated in the Urban Renewal Law, as 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 or other causes;*
- (i) *Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (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;*
- (l) *If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if an, 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, 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.*

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

Since this definition is a general overview pertaining to all sites, it is important to clarify its intention as it applies to the Study Area. According to state law, it is unnecessary for every condition of blight to be present in order to be eligible as an urban renewal area. Rather, an area can be qualified as blighted when as few as four or more conditions are present (or five conditions, in cases requiring the use of eminent domain). The conditions need not be present in each parcel, but must be found in the Study Area as a whole. With

this understanding, the *North Nevada Avenue Corridor Conditions Survey* presents an overview of factors within the Study Area including a review of physical conditions sufficient to make a determination of blight. The “Summary of Findings” provides conclusions regarding the analysis and presence of blight in key areas; however, the Colorado Springs City Council will make a final determination of blight for the entire Study Area based on the extent to which conditions constitute a liability for the Study Area.

STUDY METHODOLOGY

The *North Nevada Avenue Corridor Conditions Survey* includes a detailed analysis of site, building and public improvement deterioration as well as dangers from environmental contamination, crime, and fire. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce maps showing blight conditions present in the Study Area.

Leland Consulting Group personnel conducted parcel-by-parcel field investigations in July and August of 2004 to document physical conditions within the categories of blight set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained by the City and from El Paso County and analyzed by Leland Consulting Group. Additional supplemental and updated information was obtained through meetings and interviews with City staff, as well as other experts on local and regional market conditions.

REPORT FORMAT

The *North Nevada Avenue Corridor Conditions Survey* is presented in four sections and an Appendix. Section I presents an overview of the project, a definition of “blight,” and the study methodology. Section II presents a description of the Study Area and an overview of existing conditions. Section III defines the primary categories of blight and documents conditions which are present within each category. Section IV summarizes the findings from the research.

The Appendix includes maps of parcels exhibiting conditions contributing to blight, as well as a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

SECTION II

AREA OVERVIEW AND DESCRIPTION

STUDY AREA DESCRIPTION

As described above, the conditions survey reported here covers properties located contiguous to and impacted by access from the northern segment of the North Nevada Avenue Corridor south of the Interstate 25 (I-25) and North Nevada Avenue interchange and generally north of and including the intersection of Garden of the Gods Road (west) and Austin Bluffs Parkway (east). Although the inventory of conditions (found in the Appendix and reflected in the maps) was conducted on a parcel-by-parcel basis, the following discussions of qualifying blight conditions focuses more on broad sections of the Study Area, rather than individual properties.

The Study Area comprises 63 parcels and approximately 390 acres and is largely surrounded by Monument Creek to the west and the University of Colorado at Colorado Springs (UCCS) campus to the east. The Study Area's western border is Monument Creek and northern border is the I-25 - North Nevada Avenue interchange, including several commercial parcels located along the interstate frontage road. The Study Area's eastern border is quite irregular, but generally includes a significant portion of the UCCS campus fronting North Nevada Avenue, including all properties contiguous to the corridor and once removed. The southern border includes properties located in the southeast and southwest quadrants of the Garden of the Gods (west) and Austin Bluffs Parkway (east).

STUDY AREA CONTEXT

The Study Area contains a mix of newer construction and aging 1960s, 1970s and 1980s era improvements. The few single-family residences in the Study Area are somewhat older, and primarily located within the commercial area adjacent to the I-25 corridor.

The North Nevada Avenue corridor has historically been a major truck and commuter access route to downtown Colorado Springs. During its infancy, the corridor, which

extends from Lilac Street on the south to Interstate 25 on the north, featured bustling motels, destination dining establishments and a range of retail and employment facilities. In the 1960s the construction of Interstate 25 sidestepped this area that once served as the northern gateway to the city. Today, five of the original motels are publicly owned, providing housing for criminals serving community corrections sentences. Improvements such as curb, gutter and lighting have been discussed, but never completed; and, standards for building quality never established. The corridor currently represents a diverse environment in both land use and condition, resulting in deteriorating conditions and a lack of visual continuity and definition throughout.

Although the Study Area is largely developed, several parcels are underutilized providing opportunities for new development. A study of the trade area that businesses within the corridor serve suggests a healthy market for commercial and non-commercial infill and renovation projects. Examples of recent investment include the Rosemont at Shadow Mountain condominiums and Howard Johnson's Express (west of North Nevada Avenue Corridor).

EXISTING LAND USE AND ZONING DISTRICTS

Dominant land uses in Study Area include auto and vehicle-related businesses (RV and boat dealers and storage, a motorcycle dealer, car wash, auto repair and auto pawn), residential uses (apartments, new condominiums and 3 single family homes), university uses (ball fields, a business development center, open land, parking lots), a church campus, lodging facilities (new motel, aging motels, campground), correction facility residences (halfway houses), mobile home dealers, miscellaneous small service businesses and restaurants, and vacant land along with storage space and a stoneyard.

Commercial retail uses are located along the western border, interspersed with various industrial uses, with proximity and/or access to North Nevada Avenue. The Study Area is home to five hotels, a few of which cater to extended-stay guests.

This segment of the corridor is anchored by the UCCS campus whose facilities within the Study Area include a business development center, parking lots, ballfields (which are

leased by the City of Colorado Springs) and open lands. Public uses include the ballfields and correction facilities. Monument Creek itself, together with the open space and trail along its banks, is also a public land use and, in fact, represents a large single parcel along the Study Area's western border.

Properties in the Study Area are zoned General Business, Multi-Family Residential, Public Facilities, Office Complex, Single Family Residential Estate, and Planned Business Center.

SECTION III

DETERMINATION OF STUDY AREA CONDITIONS

Significant findings of the *North Nevada Avenue Corridor Conditions Survey* are presented in this discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted throughout July and August of 2004. The field surveys occurred at various times throughout a two-week period and at different times of the day in order to observe a variety of conditions. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions of blight as defined by the Colorado State Statute exist in the Study Area. The principal categories reported here and in line with the statute include: building conditions, site conditions, unusual topography or inadequate public improvements, endangerment from fire or other causes, unsafe or unhealthy work/live conditions, environmental contamination, and high municipal requirements or site underutilization.

BUILDING CONDITIONS

Slum, Deteriorated and Deteriorating Structures

This section summarizes the on-site investigations of deterioration within the Study Area. The condition of deteriorating or deteriorated structures was primarily established through field survey work and observation of exterior physical conditions among 63 parcels within the Study Area. No interior inspections were conducted. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/ downspouts, exterior finishes, windows and doors, stairways/fire escapes); and, exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

The most common examples of structural deterioration found in the Study Area involved poorly maintained exterior finishes, and fascia and roof deterioration. A few properties were observed to have outbuildings in disrepair. Some older properties were also found

to have window, roof, and wall deterioration. Other Study Area structural problems, though less common, include deterioration of exterior walls, gutters, fences, mechanical equipment and loading areas. Examples of properties affected by Condition (a) are shown in the photos below.



Older motel and campground properties (together with their back lots) on the west side of North Nevada are the most impacted by this condition.

The Appendix section of this report includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

SITE CONDITIONS

The evaluation of site conditions is divided into four categories according to the definition of blight: 1) defective or inadequate street layout; 2) faulty lot layout; 3) unsafe or unsanitary conditions; and 4) deterioration of site or other improvements.

Representative conditions among each category of site deterioration are described as follows:

Faulty Street Layout - Conditions typically associated with faulty street layout include poor vehicular access and/or internal circulation; substandard driveway definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points); offset or irregular intersections; substandard or nonexistent pedestrian circulation; and a history of traffic accidents much higher than found elsewhere in the City.

Faulty Lot Layout - Conditions typically associated with faulty lot layout include faulty lot shape and/or layout; and inadequate lot size. Poor access is also considered to be an indicator of faulty lot layout.

Unsanitary or Unsafe Conditions - Conditions typically considered unsafe or unsanitary include: poorly lit or unlit areas; cracked or uneven sidewalks; poor drainage; environmental contamination; buildings located within a floodplain; uneven grading or steep slopes; and, the existence of trash, debris, weeds, abandoned vehicles, high incidence of reported crime, graffiti or other forms of vandalism or vagrant activity.

Substandard Improvements - Site improvements typically considered to be substandard or undesirable include: the presence of billboards, neglected properties, and unscreened trash or mechanical storage areas; deterioration of parking surfaces; lack of landscaping; and, other general site maintenance problems.

Each of these conditions of blight as they apply to the Study Area is discussed separately in the following paragraphs.

Defective or Inadequate Street Layout

As described above, there are several conditions used to determine whether a Study Area is blighted based on faulty street layout. During numerous on-site investigations and field surveys, these conditions were observed throughout the Study Area. Specific conditions include examples of internal circulation issues and substandard parking

layouts in the Study Area. The most pervasive street conditions found in the Study Area were related to substandard vehicular access posed by the lack of curb cuts and driveway definitions all along North Nevada Avenue, particularly on the west and far northeast sides. In addition, several interior properties on the west side of North Nevada were not accessible at all via public streets. The aerial photograph below illustrates examples of Condition (b).



Street layout is considered faulty in cases where a parking lot is not separated from the street, not defined by curb cuts, or poses awkward entry and exit to the street. Examples of this problem can be found along all but a few properties along the west side of North Nevada Avenue, due to the wide gravel shoulder that serves as an entry and exit way between private parking lots and the public street.

Parcels with no public vehicular connections at all, such as those found east of Monument Creek but with no frontage along North Nevada, are considered to be lacking in sufficient access according to Condition (b).

The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

Faulty Lot Layout

There are specific conditions that can be used to determine whether a Study Area is blighted based on faulty lot layout. Among these conditions are lot shape, layout and size, as well as conformity of use. On-site investigations and field surveys, review of public records and discussions with City staff highlight these conditions throughout the Study Area.

Parcels smaller than .75 acres (not assembled under a single ownership) are considered in this analysis to be of inadequate size because of significant constraints on the range of (re-) development options available to this lot size. Inadequately sized lots are found throughout the Study Area, but are most prevalent in the area along the west side of North Nevada and the far northeast side of North Nevada.

Lot layout is deemed to be faulty if the configuration relative to the street is contrary to what is desired for development. Lot shape is considered faulty if the shape is unusual to an extent that it deters or constraints development options. These conditions can be found throughout the Study Area, as show in the map for Condition (b) in the Appendix.

Poor access, discussed in the subsection above under Defective or Inadequate Street Layout is also indicative of faulty lot layout. This condition is found most often as a result of substandard access relative to the gravel shoulder along the west side of North Nevada. The other common cause of faulty lots in the Study Area relate to the lack of vehicular access to interior parcels between Monument Creek and North Nevada Avenue.

The aerial photograph presented below illustrates several examples of faulty lots in the Study Area, as per the statute Condition (c).

Examples of Condition (c)



Faulty lot layout
(no street frontage)

Faulty lot layout
(no street frontage),
inadequate lot size

Poor access due to
gravel shoulder &
lack of curb cuts

The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

Unsafe or Unsanitary Conditions

There are several locations within the Study Area exhibiting unsafe or unsanitary conditions. The most prevalent Study Area conditions considered unsafe or unsanitary include: poorly lit or unlit areas; instances of trash/debris/weeds; and steep slopes.

Poorly lit areas are prevalent throughout the Study Area particularly in parking lots in front of or behind older businesses along North



Nevada and in the interior parcels behind those fronting North Nevada. Problems with trash, debris and weeds can be found throughout the Study Area as well, most commonly on property around older businesses and in large vacant areas.

The presence of unsafe or unsanitary conditions are also said to exist at a given location when the presence of steep slopes or grades may pose a hazard to people, vehicles or structures. Because of the overall terrain of the Study Area, steep slopes could be found on several properties on both sides of North Nevada Avenue, as indicated in the map and field inventory matrix.

Other, less common instances of unsafe or unsanitary conditions were related to floodplain hazards and poor drainage. Some properties near Monument Creek are impacted by the 100 year flood plain. Several properties along the west side of North Nevada were also found to have poor drainage, as evidenced by substantial areas of standing water on a day following a rain shower.



Steeply sloping parking lot

The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

Deterioration of Site and Other Improvements

A variety of blight conditions were observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include



parking surface deterioration and unscreened trash and mechanical equipment. Several sites were found to have site maintenance problems, a lack of landscaping, or signage problems. Although this condition was most prevalent along the west side of North

Nevada Avenue, examples of site deterioration problems could be found throughout the Study Area, as shown in the photographs and detailed in the maps and field inventory.

The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

UNUSUAL TOPOGRAPHY/INADEQUATE PUBLIC IMPROVEMENTS

Unusual topography is considered, in this study, to exist on parcels with steep slopes or undulating terrain. The condition of inadequate public improvements is said to exist in areas with deteriorating street surfaces, overhead utilities, lack of sidewalks, curb and gutter deterioration, inadequate street lighting, lack of water service, or lack of sewer service.



As mentioned above under Condition (d), the Study Area topography features numerous instances of steep slopes. This condition can be found on both sides of North Nevada Avenue, as shown in the maps and field inventory found in the appendix.

The primary conditions related to inadequate public improvements involve street pavement deterioration (especially along the west and far north east shoulders of North Nevada Avenue. Because the unit of analysis in this conditions survey is the parcel (and because public streets within the Study Area are not individual parcels) the condition of faulty street layout is referenced in the maps and tables as occurring in the adjacent parcel or parcels, rather than on the streets themselves.

Other instances of inadequate public improvements across many other parcels in the Study Area stem from the lack of adequate sidewalks or from the presence of overhead utilities. Taken together, the subcategories of inadequate public improvements can be found in every parcel within the Study Area.



The Appendix includes a map of parcels exhibiting parcels exhibiting either unusual topography or inadequate public improvements and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

ENDANGERMENT FROM FIRE OR OTHER CONDITIONS

Fire safety information pertaining to the parcels in the Study Area was not gathered for this Conditions Survey. However, endangerment from fire or other conditions is also said

to exist, due to the risk of flood, in parcels that lie within the 100-year flood plain. Three parcels are affected by this condition, as indicated on the map and in the field inventory.

The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

UNSAFE OR UNHEALTHY BUILDING CONDITIONS

Unsafe or unhealthy building conditions are said to be present in parcels with environmental contamination, fire safety problems, or obviously unsafe structures or facilities.

Environmental contamination is not known to exist in the study area, and no separate environmental assessments were done for this Conditions Survey. Also, fire safety

information was not gathered on Study Area properties for this analysis.



Although no interior inspections were conducted as a part of this analysis. One property, shown here, was considered sufficiently deteriorated and unsafe, based on its outside appearance, as to qualify under this condition.

The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

ENVIRONMENTAL CONTAMINATION

Environmental contamination is not known to exist in the study area, and no separate environmental assessments were done for this Conditions Survey. Therefore, the map for environmental contamination, Condition (j), is not shown in the appendix.

HIGH SERVICE DEMANDS OR UNDERUTILIZED SITES

This statutory category considers two different conditions that can impact the welfare of an area. Sites (in this case parcels) exhibiting “health, safety, or welfare factors requiring high levels of municipal services” may include areas of high crime or repeated fire code violations. Areas characterized by “substantial physical underutilization or vacancy of sites, buildings, or other improvements” may include vacant lots, parcels with vacant structures, or parcels for which the value of improvement is disproportionately small in relation to the land value.

For this analysis, only underutilization of parcels, as evidenced by site or building vacancy, was considered as an indication of this condition.

The Study Area includes 21 parcels with vacant land, a sizable portion of the total inventory. These are considered underutilized for the purposes of this analysis. Note that although the University properties on the east side of North Nevada are currently



being used as open space, they are considered underutilized for this analysis in most cases because the land is zoned to allow for higher economic uses. The other significant assemblage of vacant land is located along Monument Creek.

The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

SECTION IV

SUMMARY OF FINDINGS

The presence of blight “...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...” [Colorado Revised Statute 31-25-103(2)]

It is the conclusion of this survey that within the Study Area, as described in this report, there is a presence of adverse physical conditions sufficient to meet criteria established in the state statute. Although some portions of the Study Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Study Area as a whole, which could lead the legislative body to a finding that this area is blighted. The conclusion of this study is based on the following summary of qualifying conditions found in the Study Area and described in this report.

LCG did not perform a title search on any properties within the Study Area, therefore Condition G (defective or unusual title rendering property unmarketable) was not identified.

(a) and (i): Deteriorating or deteriorated structures and buildings identified as unsafe or unsanitary were evident within the Study Area. Several buildings have secondary structure and exterior structure, as well as primary structure deterioration. Additionally, problems exist with the physical condition of older structures. Instances of blight, due in part to apparent neglect, were evident on several sites.

(b) and (c): Conditions of faulty street and lot layout existed throughout the Study Area. The conditions that did exist concerning faulty street and lot layout included problems associated with poor vehicular access and faulty lot layout, shape and size.

(d) and (h): Unsanitary or unsafe conditions and endangerment were prevalent throughout the Study Area. Conditions included poorly lit or unlit areas; fire safety problems; instances of trash/debris/weeds; and curb and gutter deterioration, unscreened trash and machinery, and elevated crime incidence.

(e): Substandard improvements were prevalent throughout the Study Area. Conditions included parking surface deterioration, neglect and site maintenance problems, with occasional instances of a lack of landscaping.

(f): *Unusual topography and inadequate public improvements* were evident throughout the Study Area. Topography impacts were most obvious near the rear of parcels. Inadequate public improvement was universal within the Study Area due to street pavement (and shoulder) deterioration, lack of sidewalks, curb & gutter, and overhead utilities.

(j) *Environmental contamination* is not known to exist within the Study Area and was not investigated separately for this analysis.

(k.5): *High Services Demand or Site Underutilization* could be found at several sites throughout the Study Area due to vacant land and buildings.

Table 1 summarizes blight qualifying conditions present in the Study Area.

Table 1
City of Glendale Conditions Survey - Summary of Findings

	<i>Blight Qualifying Conditions</i>										
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k.5)
Study Area	yes	yes	yes	yes	yes	yes		yes	yes		yes

Source: Leland Consulting Group.

- (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 or other causes;*
- (i) *Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (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*

APPENDICES
