

APRIL 2000
REVISED
MARCH 2001

SOUTHWEST DOWNTOWN COLORADO SPRINGS
BLIGHT STUDY
COLORADO SPRINGS, COLORADO

FINAL REPORT

PREPARED FOR:

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
AND
CITY OF COLORADO SPRINGS, COLORADO

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SECTION I

INTRODUCTION

The following report, the *Southwest Downtown Colorado Springs Blight Study*, was initially completed in March 2000. After completing the public participation component of the Urban Renewal Plan (accompanying this document), the Study Area was refined and the blight study updated to reflect the new boundaries. The purpose of this work was to complete an analysis of existing conditions in order to determine whether factors contributing to blight are present and the 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 (the City), through an urban renewal authority, to use designated powers to assist in the redevelopment of properties and improvements within its boundaries.

The Study Area is **generally bounded** by Interstate 25 on the west and north by Bijou Street to the Union Pacific railroad lines. The rail lines then form the eastern boundary from Bijou Street to Colorado Avenue. Colorado Avenue then serves as a northern boundary from the rail lines east to Cascade. South of Colorado Avenue, Cascade forms the eastern boundary to Cimarron which serves as the southern boundary of the area.

Within the *Downtown Action Plan*, this area was referred to as the Conejos District or Southwest Downtown. The Action Plan also noted that future redevelopment in this area would be significantly impacted by development of Confluence Park which, upon completion, will border the Study Area along its western border. Railroad lines and rail yards bisect the property, effectively presenting a barrier to activity on either side of the tracks. An important component of future redevelopment strategies will be identification of mechanisms which will link investment and carry elements of the park throughout the Study Area.

Redevelopment and reinvestment 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, social, and economic 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;*

- g. *Defective or unusual conditions of title rendering the title nonmarketable;*
- 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, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- j. *Environmental contamination of buildings or property;*
- k. *Inadequate public improvements or utilities; or*
- 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) 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. With this understanding, the *Southwest Downtown Colorado Springs Blight Study* 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 City.

STUDY METHODOLOGY

The *Southwest Downtown Colorado Springs Blight Study* included a detailed analysis of building deterioration. Due to the size of the Study Area, examples of site deterioration, faulty lot layout, defective street layout, and unsafe or unsanitary conditions throughout the area were identified and analyzed to provide a sufficient profile of conditions in the Study Area.

Leland Consulting Group and BRW, Inc. personnel conducted field investigations to document physical conditions within the categories of blight. Economic information was obtained by the City and analyzed by Leland Consulting Group. Additional supplemental and updated information was obtained through meetings and interviews with City staff, as well as brokers, appraisers and other experts on local and regional market conditions.

REPORT FORMAT

The *Southwest Downtown Colorado Springs Blight Study* 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.

SECTION II

AREA OVERVIEW & DESCRIPTION

STUDY AREA LOCATION

The Study Area is located within the southwestern portion of Downtown Colorado Springs and is generally bounded by Interstate 25 on the west and north by Bijou Street to the Union Pacific railroad lines. The rail lines then form the eastern boundary from Bijou Street to Colorado Avenue. Colorado Avenue then serves as a northern boundary from the rail lines east to Cascade. South of Colorado Avenue, Cascade forms the eastern boundary to Cimarron which serves as the southern boundary of the area. It includes residential development in its western portion; commercial, office and government uses in its eastern portion; warehousing and industrial uses in its central and southern portions; and commercial and office uses in its northern portion. (See Exhibit 1 – Study Area)

STUDY AREA DESCRIPTION

As described above, the Study Area assessed in this report generally extends from I-25 on the western boundary to Cascade Avenue on the eastern boundary. Bijou Street borders the northernmost region of the Study Area, while Cimarron Street serves as the southernmost boundary. The Study Area is located entirely within the boundaries of Downtown Colorado Springs and encompasses approximately 100 acres.

The northern portion of the Study Area, bounded by I-25, the Union Pacific rail lines, Bijou Street and Colorado Avenue, includes the Monument Creek Flood Plain and various industrial and commercial uses. The southern portion of the Study Area, bounded by I-25, Cascade Avenue, Colorado Avenue, and Cimarron Street, includes the Monument Creek Flood Plain, the City's Gas Department Complex, dilapidated residential structures, various heavy industrial and commercial uses, and County buildings.

The eastern portion of the Study Area, between Sierra Madre Street and Cascade Avenue, and extending from Bijou Street to Cimarron Street, is comprised primarily of public buildings and commercial land uses with a few industrial properties. Numerous office, commercial and industrial properties are located along Cascade Avenue, including the El Paso County building, Pikes Peak Center, and the Penrose Public Library.

The western portion of the Study Area, between Sierra Madre Street and I-25, is comprised of a mix of land uses including heavy industrial, commercial development, and some residential properties. There are some abandoned buildings also located in this area. West of the Union Pacific Railroad tracks, the area is comprised primarily of residential land uses. In addition to a predominance of single-family properties, there are some heavy industrial properties.

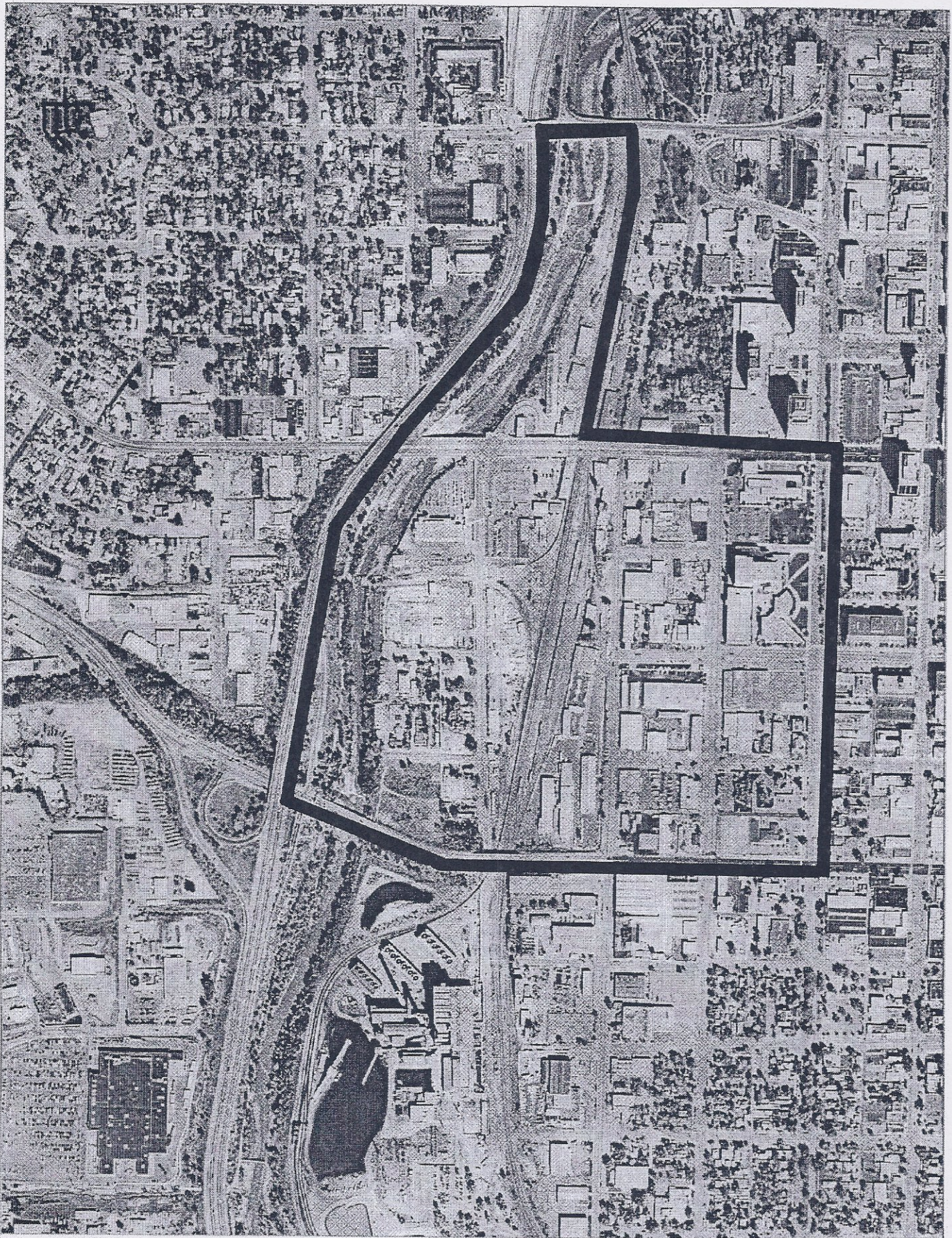


Exhibit 1: Study Area

NOTE: THIS GRAPHIC IS TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY.

Southwest Downtown Urban Renewal Study

Colorado Springs, Colorado

April 10, 2000 - December 8, 2000



NOTE: THIS GRAPHIC IS TO BE USED FOR ILLUSTRATIVE PUPOSES ONLY.

STUDY AREA CONTEXT

The majority of the commercial, industrial and residential properties in the Study Area were originally developed prior to 1970. Since that time, the City's development growth has continued north and east of the core, and recently south, leaving portions of the Study Area in a state of gradual deterioration. While significant opportunities remain for infill development, the character of the Study Area core is that of a mature, well-established, yet declining commercial and industrial area. As with many mid-sized market core areas, this portion of the Study Area is facing challenges similar to inner city locations in larger metropolitan areas, such as maintaining the area's economic vitality. In contrast to the core, there are portions of the Study Area which offer ample opportunity for new development or redevelopment.

EXISTING LAND USE AND ZONING DISTRICTS

Within the Study Area, land uses range from single-family residential development to regional industrial businesses. The majority of the land within the Study Area (over 85%) is zoned for industrial or commercial development.

The majority of land in the southern portion of the Study Area is zoned for industrial use, with some properties zoned for commercial and office use. Properties along Cascade Avenue, in the eastern portion of the Study Area, are primarily zoned for office and commercial use. The western portion of the Study Area, between I-25 and the Union Pacific Railroad tracks, includes a mixture of zoning districts ranging from high density residential to industrial use. The northern portion of the Study Area is primarily zoned for commercial and office use. However, there are some properties zoned as open space/parks. Along the Union Pacific Railroad tracks, properties are zoned industrial.

PARCEL IDENTIFICATION AND OWNERSHIP

Summary characteristics of properties within the Study Area, including location, ownership, use classification, size and assessed value, are on file with the Colorado Springs Urban Renewal Authority and are available for public review.

SECTION III

DETERMINATION OF STUDY AREA CONDITIONS

Significant findings of the *Southwest Downtown Colorado Springs Blight Study* are presented in this section. These findings are based on a review of documents and reports, interviews, field surveys, and market and economic analyses conducted from January 2000 through April 2000, and then updated in March 2001. The field surveys occurred at various times throughout a one-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 Statutes exist in the Study Area.

BUILDING AND SITE DETERIORATION

This section summarizes the on-site investigations of deterioration within the Study Area. The condition of deteriorating or deteriorated structures and sites was primarily established through field survey work and observation of exterior physical conditions among approximately 120 properties within the Study Area. No interior inspections were conducted. Building and site deterioration rating criteria considered included the following:

Building Deterioration

- ~ Primary Structure (roof, walls, foundation)
- ~ Secondary Structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes)
- ~ Exterior Structure (mechanical equipment, loading areas, fences/walls/gates, other structures)

Site Deterioration

- ~ Faulty Street Layout (vehicular access, internal circulation, driveway definition/curb cuts, parking layout substandard, traffic accident history)
- ~ Faulty Lot Layout (faulty lot shape/layout, non-conforming use, inadequate lot size)
- ~ Unsanitary or Unsafe Conditions (poorly lit/unlit areas, cracked/uneven sidewalks, poor drainage, floodplain/flood hazard, grading/steep slopes, trash/debris/weeds, abandoned vehicles, vagrants/vandalism/graffiti)
- ~ Substandard Improvements (presence of billboards, signage problems, neglected properties, unscreened trash/mechanical, parking surface deterioration, site maintenance problems, lack of landscaping)

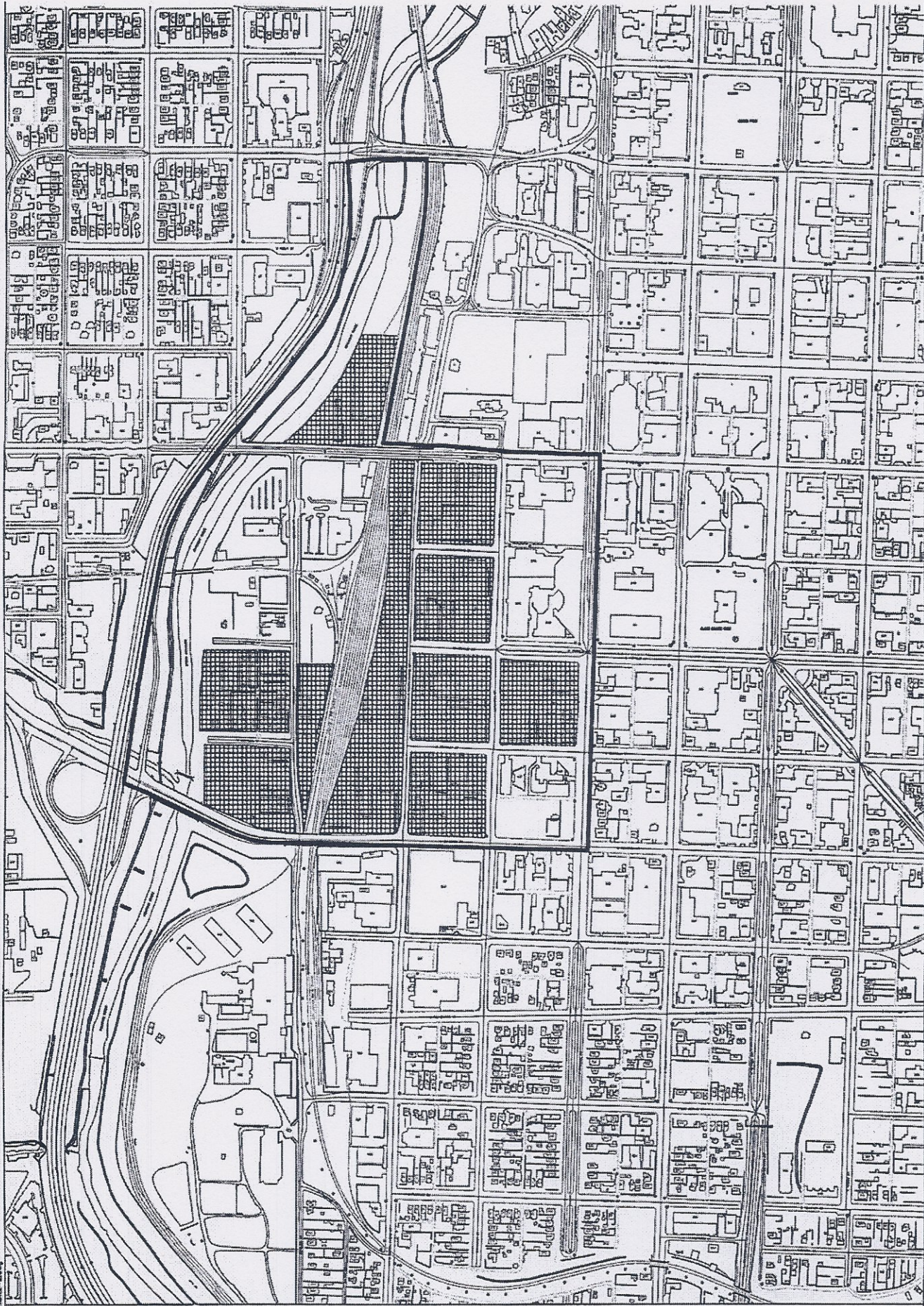
BUILDING DETERIORATION

The majority of buildings in the northern portion of the Study Area were considered in standard condition. While much of the land in this area is industrial, there are a few commercial properties that exist. Despite the standard building conditions, this area does have many instances of abandoned machinery, trash and weeds surrounding properties. The area along Cascade Avenue is characterized by numerous commercial properties and sites with standard conditions. There are

also a large number of public properties along Cascade Avenue that were considered to be in standard condition. The commercial, industrial and residential properties located within the southern portion of the Study Area were evaluated according to the use of the building and specific site conditions. Substandard building conditions in evidence here were related to foundation, fascia/soffits, exterior finishes, windows and doors. This area also includes abandoned buildings.

The area west of the Union Pacific railroad tracks and east of I-25 exhibited the most severe signs of building deterioration. This area also includes many abandoned properties. There were problems with both primary and secondary building structures, the most prevalent of which related to deterioration of foundation, problems with fascia/soffits, gutters/downspouts, exterior finishes and windows/doors. In the northern portion of the Study Area, there were some instances of deterioration associated with walls, gutters and downspouts, and exterior finishes.

In summary, the analysis determined that there were instances of blight related to conditions of building deterioration occurring throughout the Study Area as a whole. Exhibit 2 - Building Deterioration summarizes these instances of blight qualifying conditions within the Study Area.



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Exhibit 2: Building Deterioration

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3. Colorado Springs Urban Renewal Authority

SITE DETERIORATION

The evaluation of site deterioration was divided into three categories according to the definition of blight: 1) faulty street layout; 2) unsanitary or unsafe conditions; and 3) substandard improvements. Representative conditions within each category of blight 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; offset or irregular intersections; substandard or nonexistent pedestrian circulation; and an extensive history of traffic accidents.

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, 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. Also included are inadequacies related to public infrastructure.

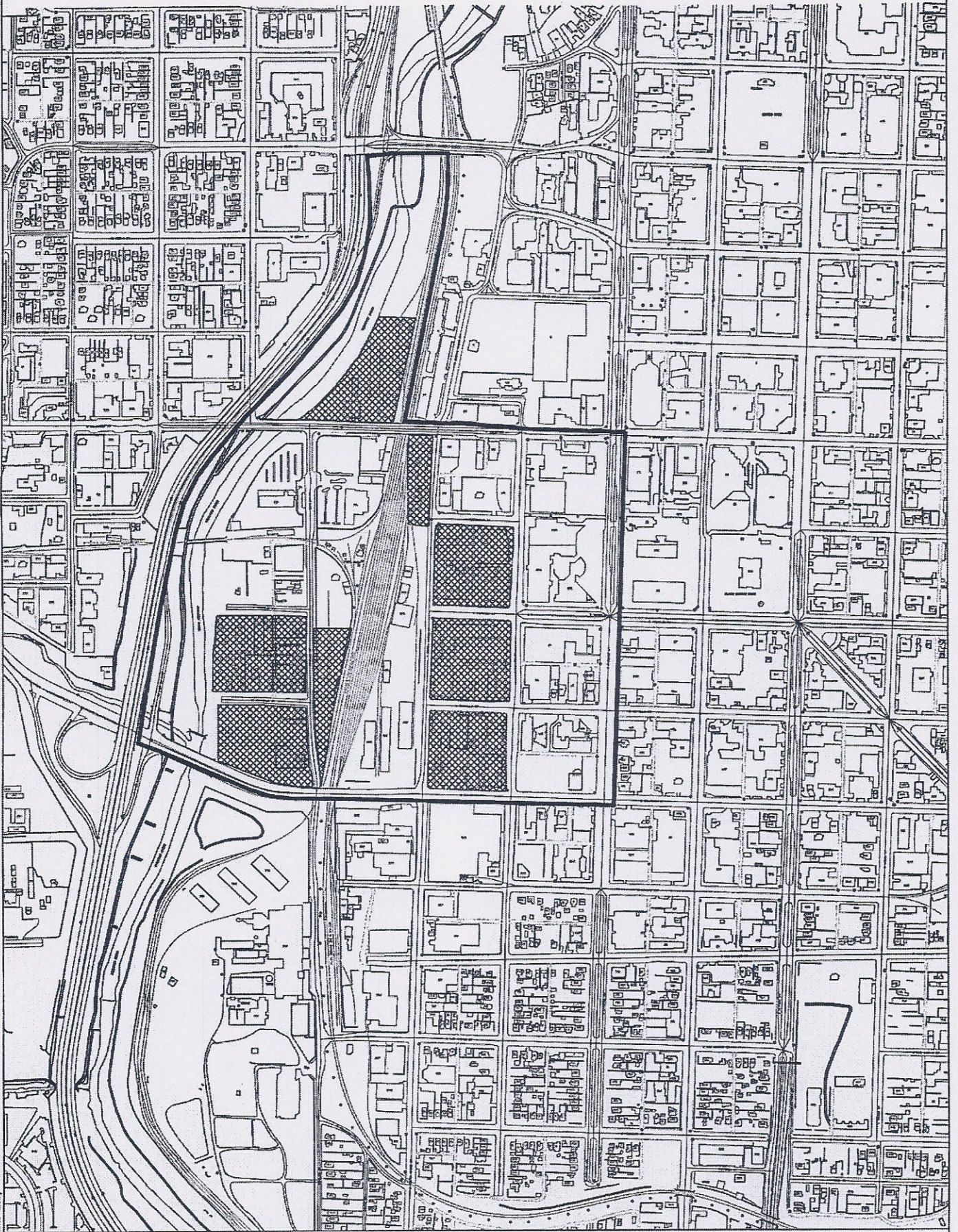
Each of these conditions of blight as they apply to the Study Area is discussed separately in the following paragraphs.

FAULTY 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, however, there were only a limited number of these conditions observed. There were a few examples of parking problems in the Study Area that should be considered. More specifically, there were instances of poor vehicular access and substandard driveway definition. In several instances, there were inadequate site areas for parking, resulting in vehicles backing out into traffic lanes. Often, unmarked parking areas resulted in confusing parking layouts and cars frequently parked in traffic lanes.

The southern portion of the Study Area contained conditions of faulty street layout, since these blocks contain primarily industrial property with few driveway definitions and parking areas. The area along Cascade Avenue was considered to be adequate with regard to faulty street layout. The northern portion of the Study Area contains significant parking problems. More specifically, there is a lack of driveway definition and curb cuts with substandard parking lot layouts.

Within the primarily residential area just to the east of I-25, most instances of blight were related again to lack of driveway definitions and curb cuts. This is a dangerous situation that should be reconfigured. There was only one instance of substandard parking lot layout in the northern portion of the Study Area. However, this overall area is difficult to access due to street configuration. The only entrance to the northern portion of the Study Area is from Colorado Avenue.



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Exhibit 3: Faulty Street Layout

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NORTH
NOT TO SCALE

In summary, the analysis determined that there were instances of blight related to conditions of faulty street layout occurring throughout the Study Area as a whole. Exhibit 3 - Faulty Street Layout summarizes these instances of blight qualifying conditions within the Study Area.

UNSANITARY OR UNSAFE CONDITIONS

There were several locations within the Study Area exhibiting unsanitary or unsafe conditions. The most prevalent conditions found within the Study Area considered unsafe or unsanitary include: poor drainage; instances of trash/debris/weeds; and curb and gutter deterioration. Other unsanitary or unsafe conditions, described earlier in this section, were found only in limited instances.

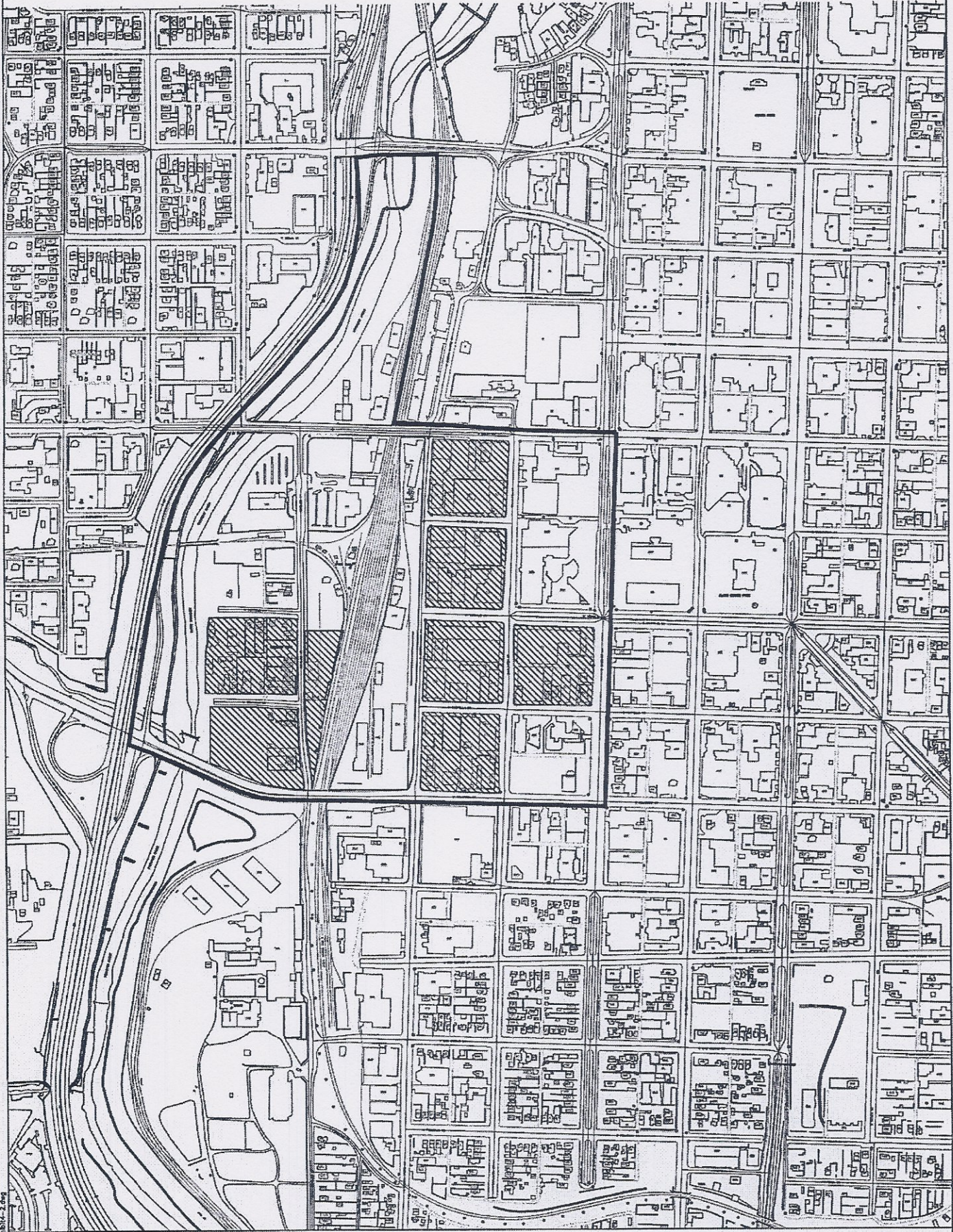
According to the Colorado Springs Police Department, there are two intersections with significant traffic accident rates within the Study Area. A recent traffic accident study revealed that the intersection at I-25 and Bijou Street and the intersection at I-25 and Cimarron Street were among the top 10 accident-prone intersections. The traffic accident history at intersections within the Study Area is an important consideration when determining blight.

The drainage system within the Study Area also exhibited significant deficiencies. Portions of the Study Area located within and around the Monument Creek Flood Plain are subject to severe flooding during heavy storms. The composition of soils within the Study Area are typical of watercourses and include: Chasewill Gravelly Sandy Loam, Elliot Loamy Coarse Sand, Fluvaquentic Haplaquolls, and Laomy Ustic Torrifluvents. Due to their composition, the properties surrounding the Monument Creek Flood Plain are susceptible to erosion and low water capacity resulting in extreme flooding hazards.

Widespread instances of trash/debris and weeds and drainage problems were evident on properties within the southern portion of the Study Area. A few properties between Sahwatch Street and Cascade Avenue also have deficiencies, including a combination of poorly lit areas, cracked or uneven sidewalks, and trash/debris and weeds.

In the northern portion of the Study Area, there is a general problem with drainage, many instances of trash and debris, and a few areas with graffiti. Other instances of unsanitary or unsafe conditions observed throughout the Study Area included cracked or uneven sidewalks, poor drainage, trash/debris/weeds, abandoned vehicles, and vagrants/vandalism/graffiti. In the northern portion of the Study Area, a primarily industrial/commercial area, there were few instances of unsanitary or unsafe conditions.

In summary, the analysis determined that there were instances of blight related to unsanitary or unsafe conditions occurring throughout the Study Area as a whole. Exhibit 4 - Unsanitary or Unsafe Conditions summarizes these instances of blight qualifying conditions within the Study Area.



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Exhibit 4: Unsanitary or Unsafe Conditions

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SUBSTANDARD IMPROVEMENTS AND CONDITIONS

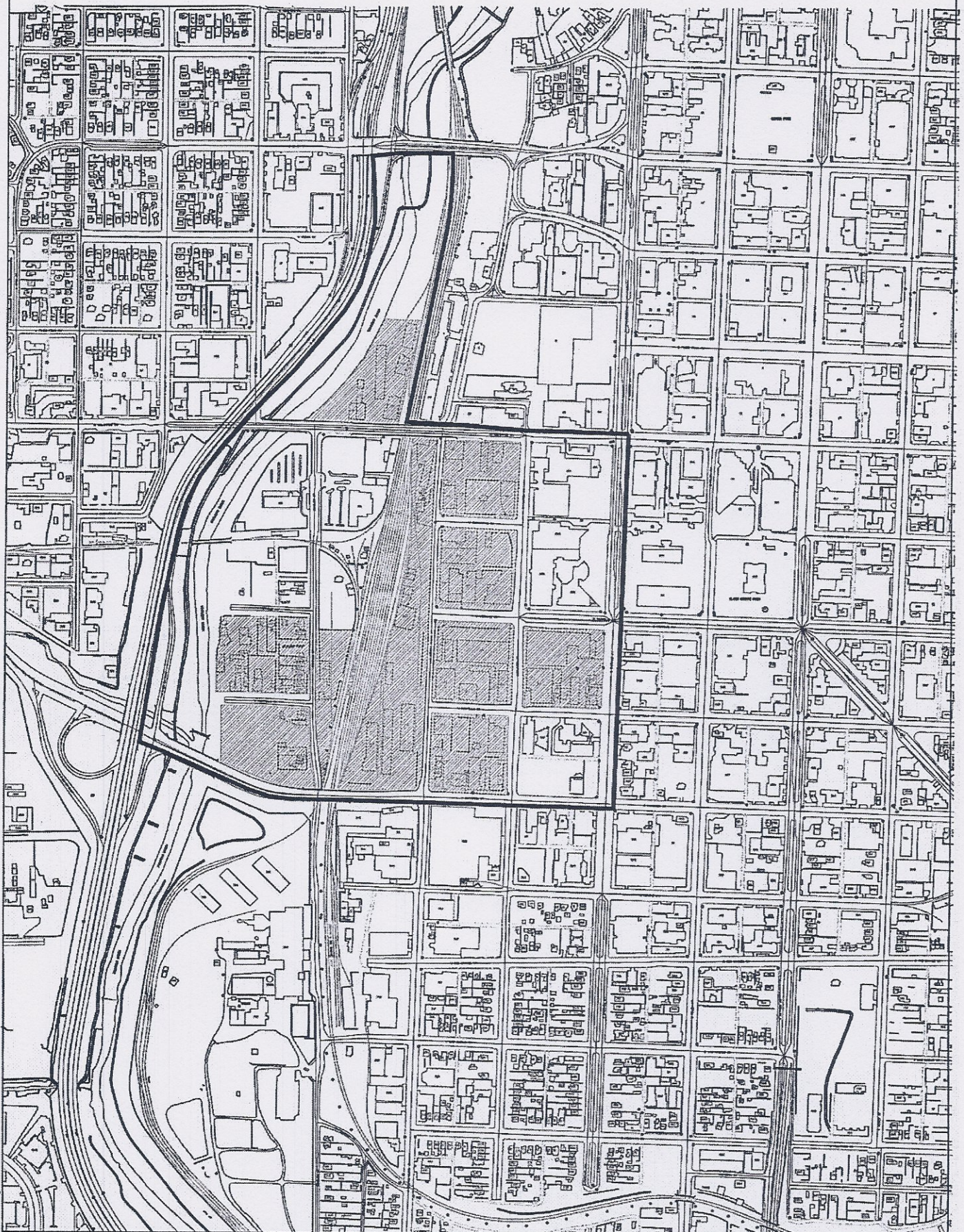
A variety of blight conditions were observed within the Study Area related to building and site deterioration that affect the appearance and utilization of the area. The most common include neglected properties, unscreened trash and mechanical equipment, site maintenance problems, and lack of landscaping.

Also within the Study Area are various substandard conditions related to the public infrastructure. There are currently problems associated with storm sewer/drainage systems in the Study Area. The general lack of curbs and gutters throughout the Study Area compounds the problem, creating a dangerous situation for residents and businesses alike. Many properties had substandard conditions related to inadequate storm drainage. The fire prevention system has no deficiencies in water pressure, and is in generally good condition.

In the southern portion of the Study Area, a majority of properties exhibited substandard improvements and conditions. The primary deficiencies in this area, beyond storm drainage, included lack of sidewalks, curb and gutter deterioration, and unscreened trash. Within the primarily commercial and office area along Cascade Avenue, few properties exhibited substandard improvements. These deficiencies included lack of sidewalks, parking surface deterioration, curb and gutter deterioration, and lack of landscaping. The northern portion of the Study Area exhibited moderate signs of deterioration, primarily related to lack of landscaping, curb and gutter deterioration, lack of sidewalks, and storm and sewer drainage issues.

In the largely residential area east of I-25, properties showed severe signs of deterioration. Out of the properties surveyed, the majority showed signs of deficiencies related to lack of sidewalks, curb and gutter deterioration, lack of landscaping, site maintenance problems, neglected properties, and unscreened trash. In the northern portion of the Study Area, there were only a few properties that exhibited substandard improvements and conditions. These were related to lack of landscaping, lack of sidewalks, and presence of billboards and signage problems.

In summary, the analysis determined that there were instances of blight related to substandard improvements and conditions occurring throughout the Study Area as a whole. Exhibit 5 - Substandard Improvements and Conditions summarizes these instances of blight qualifying conditions within the Study Area.



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Exhibit 5: Substandard Improvements

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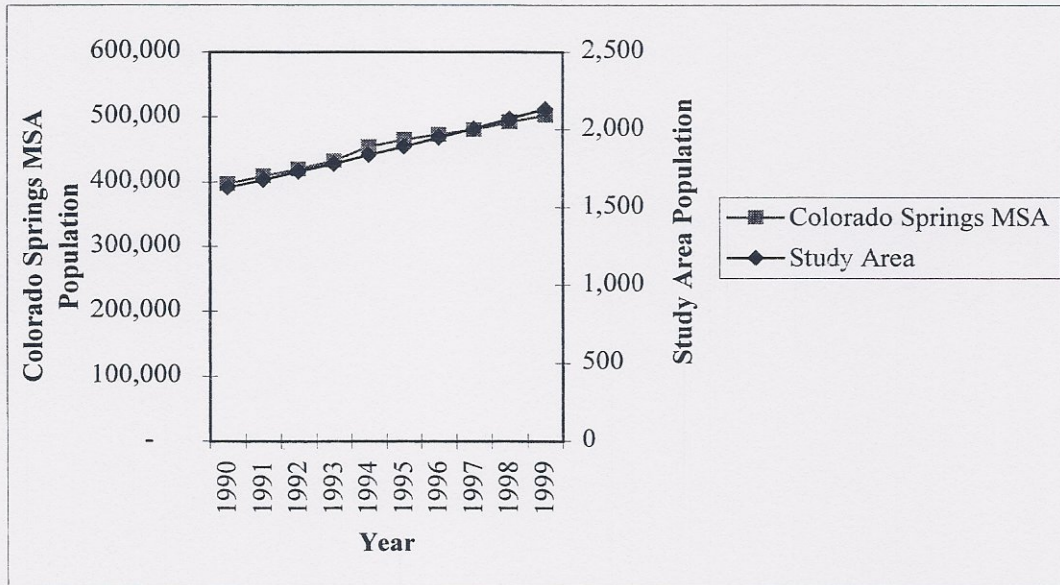
ADVERSE ECONOMIC CONDITIONS

ANALYSIS OF DEMOGRAPHIC AND ECONOMIC INDICATORS

Population Growth

Population within the Study Area grew from 1,629 in 1990 to 2,136 in 1999, showing a compound average annual growth rate of 3.06 percent. During this same period, the City's population grew at an average annual rate of 2.72 percent. Population growth in the Study Area is expected to increase at an average annual rate of 1.40 percent between 1999 and 2004. By comparison, the City as a whole is expected to grow at an average annual rate of 2.05 percent. (See Exhibit 6 and Appendix Table 1)

EXHIBIT 6
POPULATION GROWTH
STUDY AREA AND COLORADO SPRINGS MSA

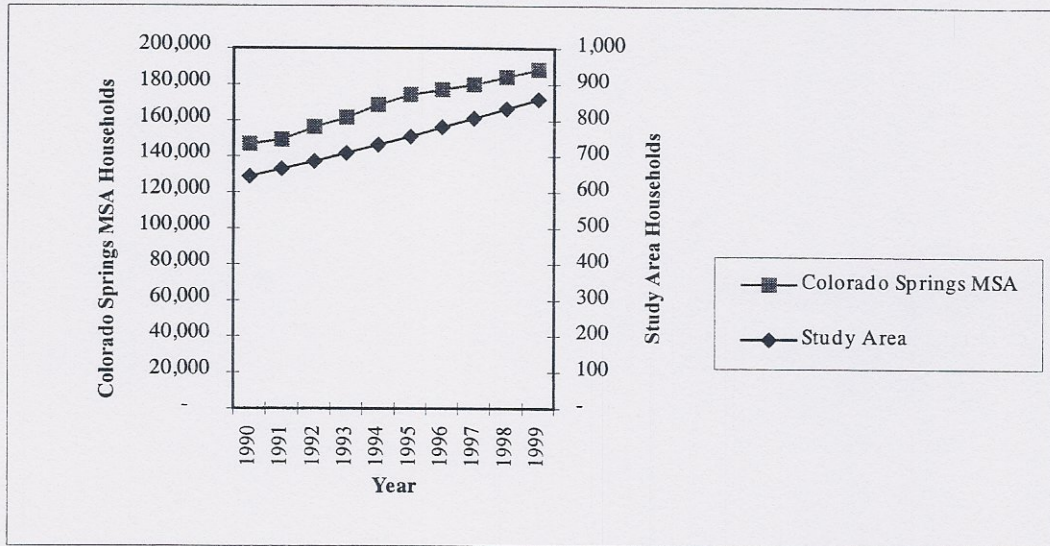


Source: U.S. Census Bureau, PPACG, State Demography Section, Claritas Inc. and Leland Consulting Group.

Household Growth

Similar to population growth within the Study Area, household growth is also faster than the City. However, over the next five years, the City is expected to continue to grow at a much faster rate than the Study Area. As reflected in Appendix Table 2 and Exhibit 8, the number of households in the Study Area only grew from 645 to 859 during the period from 1990 to 1998. The City as a whole added 41,329 new households during this same period. (See Exhibit 7 and Appendix Table 2)

EXHIBIT 7
HOUSEHOLD GROWTH
STUDY AREA AND COLORADO SPRINGS MSA

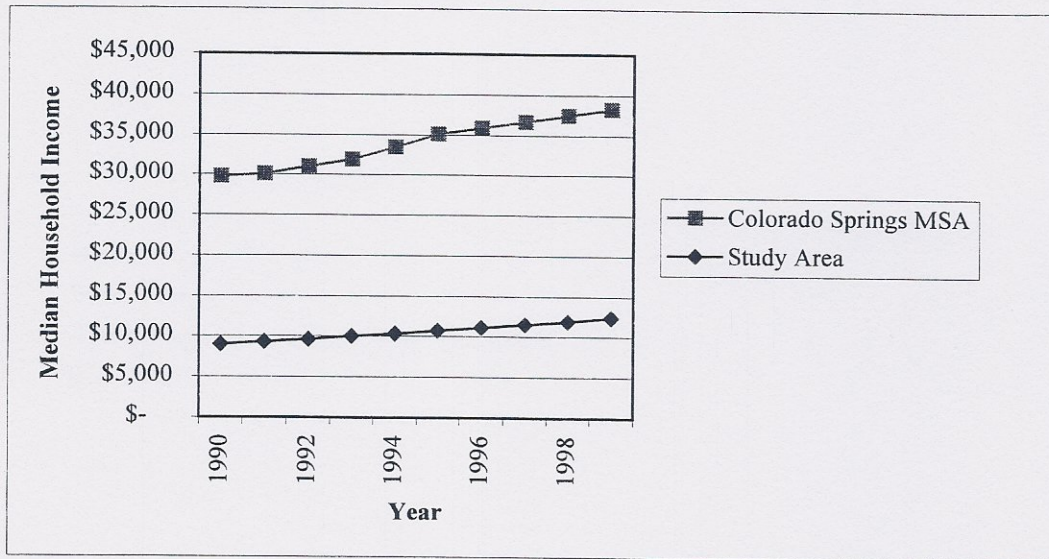


Source: U.S. Census Bureau, PPACG, Claritas Inc. and Leland Consulting Group.

Median Household Income

The current and projected median household income for the Study Area is well below that for both the City. The current median household income in the Study Area is \$12,356, \$26,936 less than the City's median household income figure of \$38,292. Since 1990, the Study Area median household income increased at a compound average annual rate of 3.58 percent, compared to average annual rate of 2.92 percent for the City. Although the Study Area median household income is expected to grow faster than the City over the next five years, it will still be significantly lower. (See Exhibit 8 and Appendix Table 3)

EXHIBIT 8
 MEDIAN HOUSEHOLD INCOME
 STUDY AREA AND COLORADO SPRINGS MSA

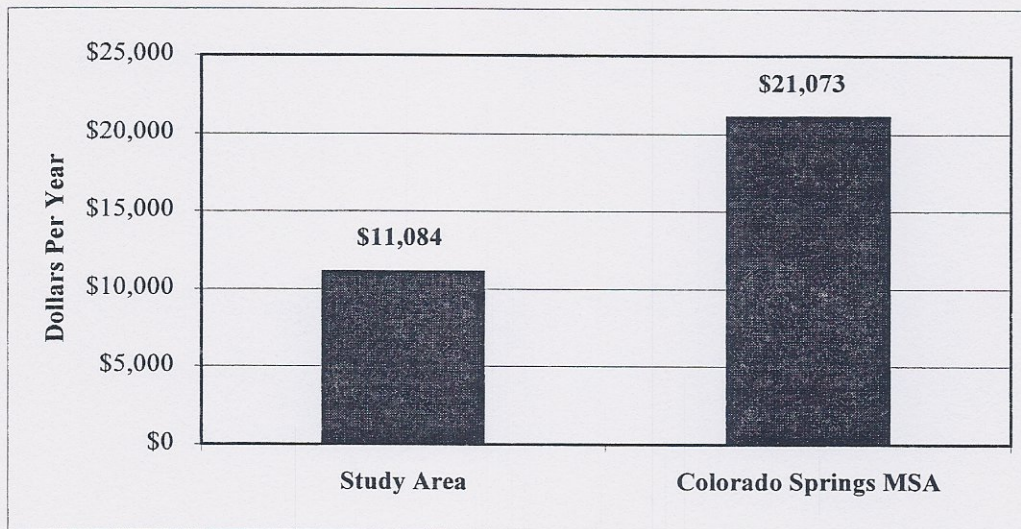


Source: U.S. Census Bureau, PPACG, Claritas Inc. and Leland Consulting Group.

Consumer Retail Expenditures Per Household

Annual household retail expenditures in the Study Area averaged \$11,084 in 1999. This figure was significantly lower than that for the City at \$21,073, reflecting the Study Area's lower retail spending potential and reduced attractiveness for retail development. (See Exhibit 9 and Appendix Table 4)

EXHIBIT 9
ANNUAL PER HOUSEHOLD RETAIL EXPENDITURES
STUDY AREA AND COLORADO SPRINGS MSA



Source: Claritas Inc. and Leland Consulting Group

In summary, the analysis determined that there were adverse economic conditions occurring throughout the Study Area as a whole. The principal adverse economic condition facing the Study Area is its gradual erosion as a vital urban core area. Factors indicative of this transition include relatively slow growth in population and households, lower than average household incomes, and lower consumer expenditures within the Study Area as compared to the Colorado Springs metropolitan area as a whole. While adverse economic conditions are not specifically identified as qualifying conditions for blight, they nonetheless support the determination of physical blight, and further emphasize the necessity for revitalization efforts in the Study Area.

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 Southwest Downtown Colorado Springs Study Area, as described in this report, there is a reasonable presence of adverse physical and economic 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 physical conditions and adverse economic 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.

(a) and (e): Deteriorating or deteriorated structures and sites were evident within the Study Area. Several buildings have secondary structure, exterior structure and site deterioration. Additionally, problems exist with the physical condition of older and partially vacant structures. Instances of blight, due in part to apparent neglect, were evident on several sites.

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

(d): Unsanitary or unsafe conditions were prevalent throughout the Study Area. Conditions included poor drainage, instances of trash/debris/weeds, curb and gutter deterioration, unscreened trash and machinery, and other site maintenance issues. The general lack of curbs and gutters creates a dangerous living and working situation for residents and employees.

(h) and (i): Buildings that are unsafe or unhealthy relate to buildings with primary and secondary structural problems, neglected properties, and vacant/partially vacant structures.

(k): Inadequate public improvements or utilities exist to a high degree within the Study Area. The most common of these conditions are the lack of landscaping and sidewalks throughout the entire Study Area. Throughout the Study Area, there were many instances of curb and gutter deterioration. Portions of the Study Area are subject to severe flooding during heavy storms. These substandard improvements and conditions are the most prevalent condition of blight in the Study Area.

In addition to these physical qualifying conditions, the principal *adverse economic condition* facing the Study Area is its gradual erosion as a vital urban core area. Factors indicative of this transition include relatively slow growth in population and households, lower than average

household incomes, and lower consumer expenditures within the Study Area as compared to the Colorado Springs metropolitan area as a whole.

Exhibit 10 summarizes blight qualifying conditions present in the Southwest Downtown Study Area.

EXHIBIT 10
SOUTHWEST DOWNTOWN BLIGHT STUDY
SUMMARY OF FINDINGS

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

Source: Leland Consulting Group.

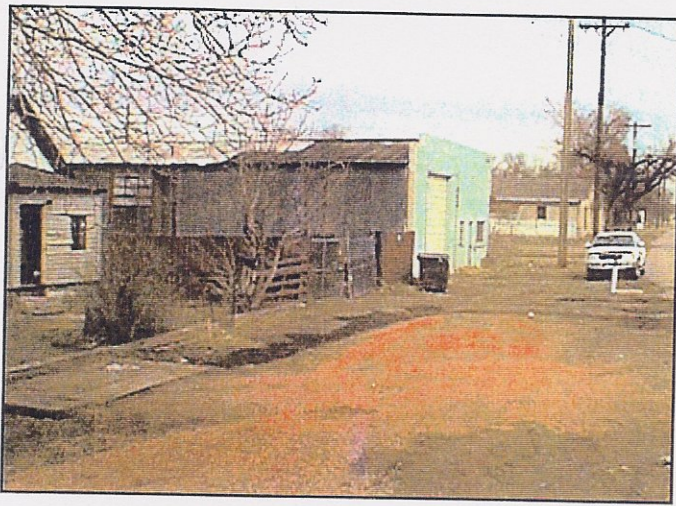
Key

- (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;*
- (g) Defective or unusual conditions of title rendering the title nonmarketable; or*
- (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;*
- (k) Inadequate public improvements or utilities.*

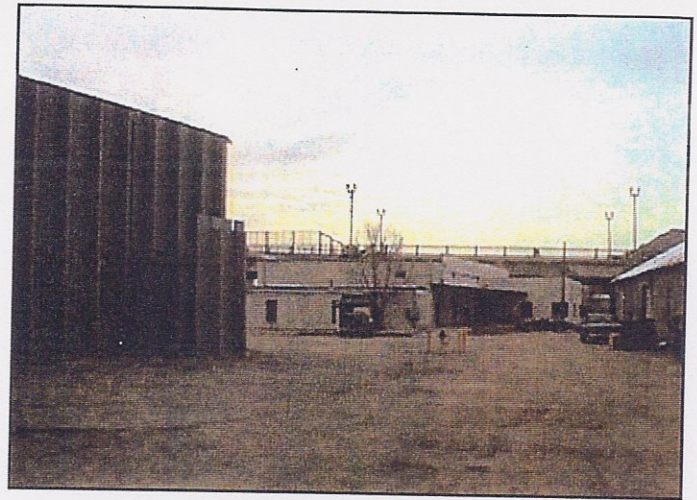
APPENDICES

APPENDIX A

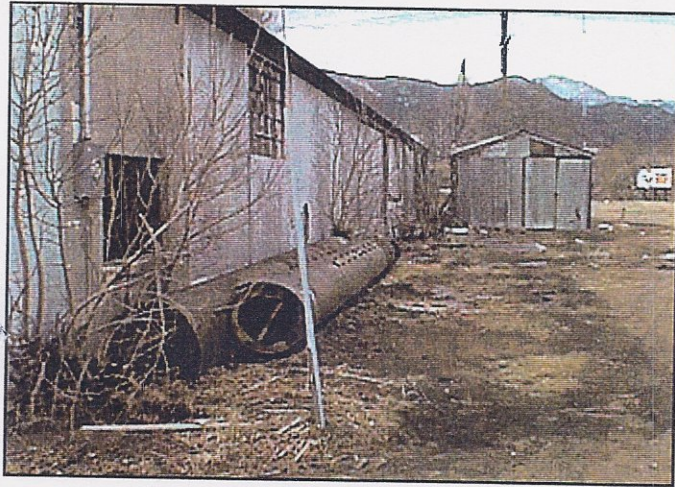
**PHOTO INVENTORY OF REPRESENTATIVE BLIGHT
CONDITIONS**



Example of "Slum, deteriorated, or deteriorating structures"; "unsanitary or unsafe conditions", and; " buildings that are unsafe or unhealthy..." factors a,, d and h.



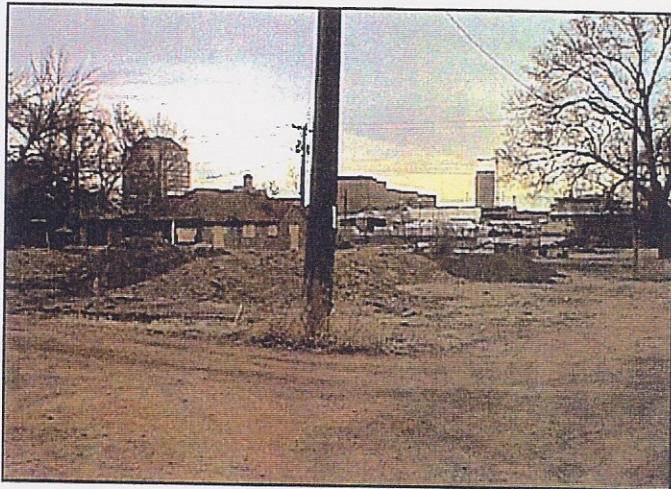
Example of "Deterioration of site or other improvements;s, and; Inadequate public improvements." factors a,e and j.



Example of "Slum, deteriorated, or deteriorating structures"; "unsanitary or unsafe conditions", and; " buildings that are unsafe or unhealthy..." factors a and h.



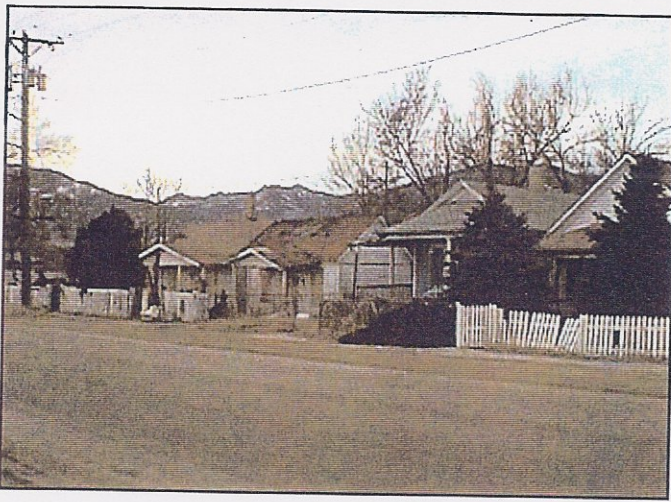
Example of "Deterioration of site or other improvements;s, and; Inadequate public improvements" factors a and j.



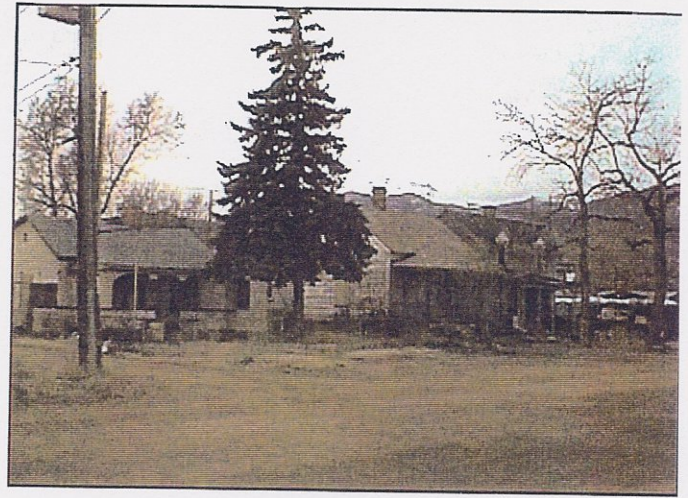
Example of "Deterioration of site or other improvements;s, and; Inadequate public improvements." factors a and j.



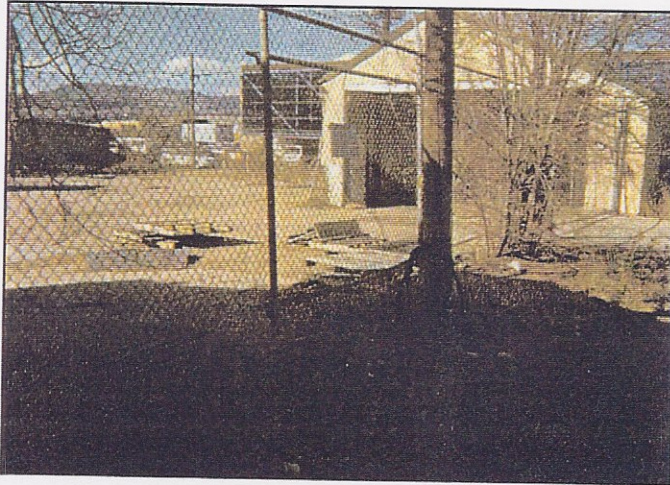
Example of "Deterioration of site or other improvements;s, Predominance of defective street layout, and; Inadequate public improvements." factors e and j.



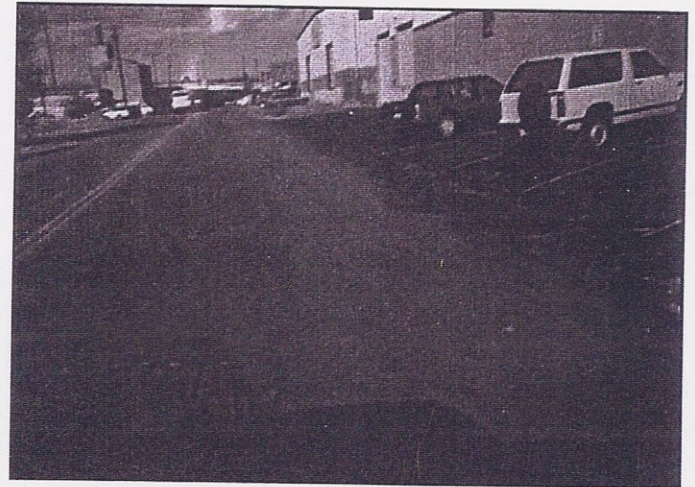
Example of "Slum, deteriorated, or deteriorating structures"; "unsanitary or unsafe conditions", and; " buildings that are unsafe or unhealthy..." factors a, d and h.



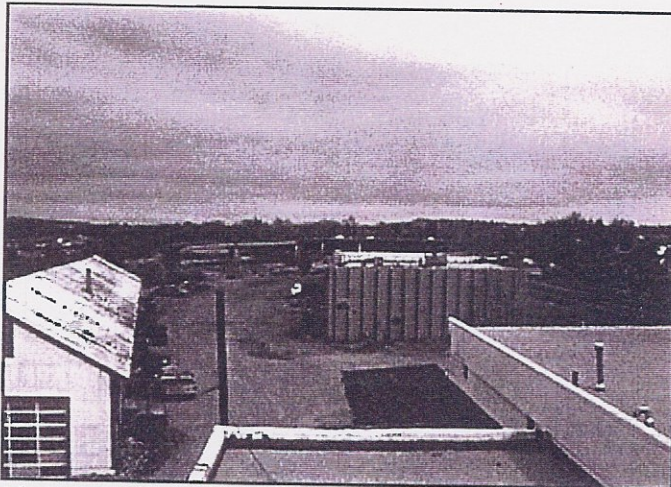
Example of "Slum, deteriorated, or deteriorating structures"; "unsanitary or unsafe conditions", and; " buildings that are unsafe or unhealthy..." factors a, d and h.



Example of "Slum, deteriorated, or deteriorating structures"; "unsanitary or unsafe conditions", and; " buildings that are unsafe or unhealthy..." factors a, d and h.



Example of : "...inadequate street layout; "Faulty lot layout"; "unsanitary or unsafe conditions", and; " Inadequate public improvements; factors b, c, d and j.



Elevated view of portion of area showing topography of floodplain, rail lines, industrial uses and buildings. Note lack of street system and bldg.. deterioration.

Urban Renewal Authority
City of Colorado Springs



Squatters have settled in the area living in unsanitary or unsafe conditions", and; potentially adding to the crime problem.

Leland Consulting Group
BRW, Inc.

APPENDIX B

SUPPORTING MARKET AND ECONOMIC TABLES

TABLE 1
 HISTORICAL AND PROJECTED POPULATION
 COLORADO SPRINGS MSA AND STUDY AREA

Geographic Area	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2004	CAAGR 1990-1999	CAAGR 1999-2004
Colorado Springs MSA	397,014	408,218	419,482	432,572	454,220	465,885	472,924	480,041	491,952	502,037	555,618	2.72%	2.05%
Study Area	1,629	1,678	1,730	1,783	1,838	1,894	1,952	2,012	2,073	2,136	2,290	3.06%	1.40%

Source: U.S. Census Bureau, PPACG, State Demography Section, Claritas Inc. and Leland Consulting Group.

TABLE 2
 HISTORICAL AND PROJECTED HOUSEHOLDS
 COLORADO SPRINGS MSA AND STUDY AREA

Geographic Area	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2004	CAAGR	
												1990-1999	1999-2004
Colorado Springs MSA	146,965	149,139	156,232	161,718	168,772	174,166	177,175	179,919	184,187	188,294	210,227	2.86%	2.23%
Study Area	645	666	687	710	732	756	781	806	832	859	940	3.23%	1.82%

Source: U.S. Census Bureau, PPACG, Claritas Inc. and Leland Consulting Group.

TABLE 3

HISTORICAL AND PROJECTED MEDIAN HOUSEHOLD INCOME
 COLORADO SPRINGS MSA AND STUDY AREA

Geographic Area	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2004	CAAGR 1990-1999	CAAGR 1999-2004
Colorado Springs MSA	\$29,761	\$30,118	\$31,082	\$31,891	\$33,472	\$35,153	\$35,909	\$36,681	\$37,464	\$38,292	\$42,713	2.92%	2.21%
Study Area	\$9,003	\$9,325	\$9,659	\$10,005	\$10,363	\$10,734	\$11,118	\$11,516	\$11,929	\$12,356	\$14,375	3.58%	3.08%

Source: U.S. Census Bureau, PPACG, Claritas Inc. and Leland Consulting Group.

TABLE 4
 ANNUAL PER HOUSEHOLD RETAIL EXPENDITURES
 COLORADO SPRINGS MSA AND STUDY AREA

Retail Category	Annual Expenditures	
	Colorado Springs MSA	Study Area
Building Materials	\$60,270,000	\$144,000
General Merchandise	\$710,469,000	\$1,637,000
Food Stores	\$913,400,000	\$2,970,000
Auto Dealers and Service Stations	\$1,002,824,000	\$1,874,000
Apparel and Accessory Stores	\$454,162,000	\$940,000
Furniture and Home Furnishings	\$165,134,000	\$347,000
Eating and Drinking Places	\$531,371,000	\$1,285,000
Misc. Retail Stores	\$107,128,000	\$322,000
Total Aggregate Retail Expenditures	\$3,944,758,000	\$9,519,000
Per Household Retail Expenditures	\$21,073	\$11,084

Source: Claritas Inc. and Leland Consulting Group.

APPENDIX C

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APPENDIX D

FIELD INVENTORY
