

What is a Blight Study?

1. An inventory of existing conditions within a defined area through two means:
 - A visual observation of physical conditions in the field
 - The collection of non-observable data from reliable sources (public records, government staff opinions, other professional / expert opinions)
2. An assessment of the applicability of those conditions to the blight factors identified in the Colorado Urban Renewal statutes (in other words, a conditions survey is a “qualification test” to determine if urban renewal may be used within the area)
3. The documented evidence used to support a “finding of blight” by City Council

Factor = One of the 11 broad categories of blight defined in the state statutes

Condition = An existing situation or circumstance identified in the study area that may qualify as evidence under one or more of the 11 blight factors

What is a Blighted Area?

- 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 ...”
- The Blight Study evaluates the “**presence of at least four of the following factors**” part
- City Council determines the “**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...**” part

How Much Blight is Enough?

- 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...
- If private property is to be acquired by eminent domain, then “blighted area” means an area that, in its present condition and use and, by reason of the presence of at least **five** of the factors...
- Otherwise, by reason of the presence of any **four** of the factors...
- Normally, a determination of blight is based upon an area “taken as a whole,” and not on a building-by-building, parcel-by-parcel, or block-by-block basis.
- The urban renewal statutes do not require a certain “quantity” of conditions to be found under any one of the blight factors in order for that blight factor to be considered present in the area.

Colorado urban renewal statutes identify 11 factors that may contribute to a finding of blight:

1. Deteriorated or deteriorating structures
2. Defective or inadequate street layout
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
4. Unsanitary or unsafe conditions
5. Deterioration of site or other improvements
6. Unusual topography or inadequate public improvements or utilities
7. Defective or unusual conditions of title rendering the title non-marketable
8. Conditions that endanger life or property by fire or other causes
9. Buildings that are unsafe or unhealthy for people to live or work in
10. Environmental contamination of buildings or property
11. Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial underutilization or vacancy of buildings, sites, or improvements

What are some conditions that qualify under these factors?

1. Deteriorated or deteriorating structures

- **Deteriorated External Walls**
- **Deteriorated Visible Foundation**
- **Deteriorated Roof**
- **Deteriorated Fascia/Soffits**
- **Deteriorated Gutters/Downspouts**
- **Deteriorated Exterior Finishes**
- **Deteriorated Windows and Doors**
- **Deteriorated Stairways/Fire Escapes**
- **Deteriorated Loading Dock Areas**
- **Deteriorated Ancillary Structures**





What are some conditions that qualify under these factors?

2. Defective or inadequate street layout

- **Inadequate Street / Alley Width**
- **Poor Provisions or Unsafe Conditions for the Flow of Vehicular Traffic**
- **Poor Provisions or Unsafe Conditions for the Flow of Pedestrians**
- **Insufficient Roadway Capacity Leading to Unusual Congestion of Traffic**
- **Inadequate Emergency Vehicle Access**
- **Poor Vehicular or Pedestrian Access to Buildings or Sites**
- **Excessive Curb Cuts / Driveways along Commercial Blocks**
- **Poor Internal Vehicular or Pedestrian Circulation**

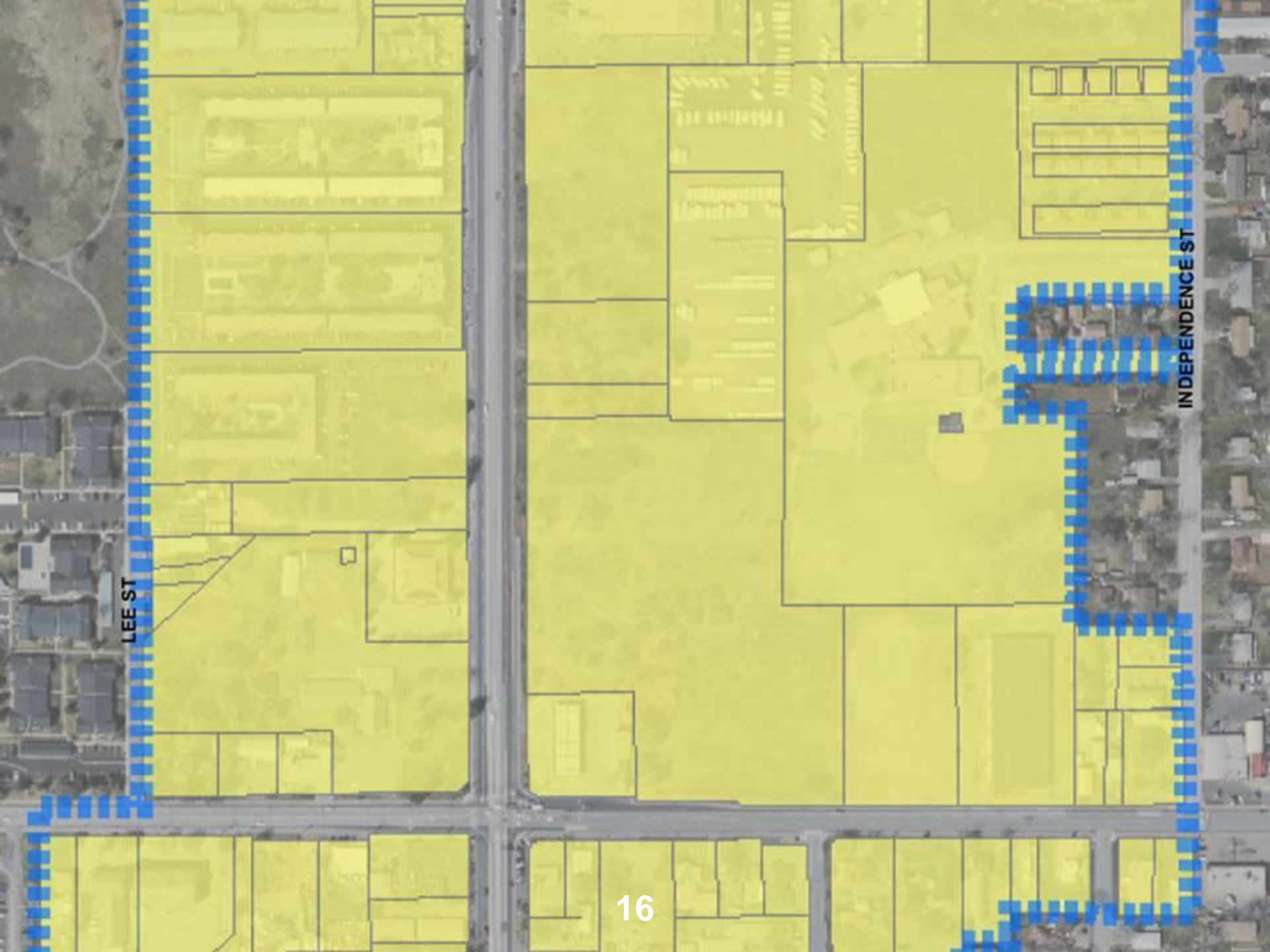




What are some conditions that qualify under these factors?

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

- **Lots that are Long, Narrow, or Irregularly Shaped**
- **Lots that are Inadequate in Size**
- **Lots with Configurations that are Impractical or Result in Stagnant, Misused, or Unused Land**



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What are some conditions that qualify under these factors?

4. Unsanitary or unsafe conditions

- **Floodplains or Flood Prone Areas**
- **Inadequate Storm Drainage Systems / Evidence of Standing Water**
- **Poor Fire Protection Facilities**
- **Above Average Incidences of Public Safety Responses**
- **Inadequate Sanitation or Water Systems**
- **Existence of Contaminants or Hazardous Conditions or Materials**
- **High or Unusual Crime Statistics**
- **Open / Unenclosed Trash Dumpsters**
- **Cracked or Uneven Surfaces for Pedestrians**
- **Illegal Dumping / Excessive Litter**
- **Vagrants / Vandalism / Graffiti / Gang Activity**
- **Open Ditches, Holes, or Trenches**





What are some conditions that qualify under these factors?

5. Deterioration of site or other improvements

- **Neglected Properties / Evidence of General Site Maintenance Deficiencies**
- **Deteriorated Signage or Lighting**
- **Deteriorated Fences, Walls, or Gates**
- **Deteriorated of On-Site Parking Surfaces, Curb & Gutter, or Sidewalks**
- **Poorly Maintained Landscaping / Overgrown Vegetation**
- **Unpaved Parking Lot (Commercial Properties)**
- **Poor Parking Lot Layout**
- **Substandard / Undefined Driveway Definition**





What are some conditions that qualify under these factors?

6. Unusual topography or inadequate public improvements or utilities

- **Steep Slopes/Poor Load-Bearing Soils**
- **Deterioration of or Lack of Public Infrastructure:
(e.g. Street/Alley Pavement/Curb/Gutter, Sidewalks, Street Lighting,
Storm Drainage Systems)**
- **Presence of Overhead Utilities**
- **Inadequate Fire Protection Facilities/Hydrants**
- **Inadequate Sanitation or Water Systems**



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What are some conditions that qualify under these factors?

- 7. Defective/unusual conditions of title rendering the title non-marketable**
 - **Properties with Disputed or Defective Title**
 - **Multiplicity of Ownership Making Assemblages of Land Difficult or Impossible**

What are some conditions that qualify under these factors?

8. Conditions that endanger life or property by fire or other causes

- **Buildings or Sites Inaccessible to Fire and Emergency Vehicles**
- **Blocked or Poorly Maintained Fire and Emergency Access Routes or Frontages**
- **Insufficient Fire and Emergency Vehicle Turning Radii**
- **Buildings or Properties not in Compliance with Fire Codes, Building Codes, or Environmental Regulations**

What are some conditions that qualify under these factors?

- 9. Buildings that are unsafe or unhealthy for people to live or work in**
- **Buildings or Properties not in Compliance with Fire Codes, Building Codes, or Environmental Regulations**
 - **Buildings with Deteriorated Elements that Create Unsafe or Unhealthy Conditions**
 - **Buildings with Inadequate or Improperly Installed Electrical, Natural Gas, or Other Utility Components**

What are some conditions that qualify under these factors?

10. Environmental contamination of buildings or property

- **Presence of hazardous substances, liquids, or gasses found at a site**

What are some conditions that qualify under these factors?

11. **Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial underutilization or vacancy of buildings, sites, or improvements**
 - **Sites with a High Incidence of Fire, Police, or Emergency Responses**
 - **Sites Adjacent to Streets/Alleys with a High Incidence of Traffic Accidents**
 - **Sites with a High Incidence of Code Enforcement Responses**
 - **An Undeveloped Parcel in a Generally Urbanized Area**
 - **A Parcel with a Disproportionably Small Percentage of its Total Land Area Developed**
 - **Vacant Structures**
 - **Vacant Units in Multi-Unit Structures**





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