# Table of Contents

Section 1: Study Overview ................................................................. 1  
Section 2: Colorado Urban Renewal Statutes and Blighted Areas ............ 3  
Section 3: Conditions Indicative of the Presence of Blight .................... 7  
Section 4: Study Area Location, Definition, and Description ................ 13  
Section 5: Study Findings ............................................................... 17  
Section 6: Study Summary and Recommendation .............................. 37  

Exhibit 1: Study Area Context .......................................................... 14  
Exhibit 2: Study Area Map .............................................................. 15  
Exhibit 3: Count of Blight Factors by Subarea .................................. 40  
Table 1: Frequency of Blight by Factor ........................................... 38  
Table 2: Distribution and Density of Blight Factors Found .................... 38  
Table 3: Incidence of Factors on Real Property Parcels ...................... 42  

The work that provided the basis for this publication was supported by funding under an award with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Government.
No document content on this page
Section 1: Study Overview

Purpose
The Welton Corridor Conditions Study (“Study”) is an examination and analysis of various conditions found within a defined geographic area to determine if the area qualifies as “blighted” within the meaning of the Colorado Urban Renewal Law.

The Study is a necessary step if urban renewal, as defined and authorized by Colorado statutes, (see Section 2 and Section 3), is to be used as a tool by the Denver Urban Renewal Authority to remedy and prevent conditions of blight. The findings and conclusions presented in this report are intended to assist the Denver City Council in making a final determination as to whether the Study Area qualifies as blighted and, consequently, the feasibility and appropriateness of using urban renewal as a reinvestment tool.

To conduct the Study and prepare the Study report, the Denver Urban Renewal Authority retained the services of Denver-based consulting firm Matrix Design Group. Matrix has experience in conducting conditions studies for municipalities and agencies across Colorado, and has the ability to efficiently handle multiple aspects of the process, including the study itself, environmental assessments, and legal descriptions.

Methodology
The defined geographic area (“Study Area”) examined in this conditions study was determined by the Denver Urban Renewal Authority, the Five Points Business District, and the City and County of Denver, and lies entirely within the Denver municipal boundaries. A map depicting the boundaries of the Study Area is presented in Section 4 of this report as Exhibit 2: Study Area Map.

Data collection for conditions of blight (see Sections 2 and 3 for what constitutes conditions of blight) was accomplished through several means. For those blight conditions that could be identified by visual observation and by the use of maps and aerial photography, the consultant team conducted
a field survey of the Study Area in late 2011. For those blight conditions that are not observable in the field (such as traffic data, crime statistics, etc.), blight condition data was obtained from specific City and County of Denver departments during the same time period.

Matrix did not conduct an active search for one blight factor identified in the Colorado Urban Renewal statute, (“G. Defective or unusual conditions of title rendering the title non-marketable”), due to the extensive time and cost that would be involved with researching property titles in such a large area. That does not mean, however, that defective or unusual title conditions do not exist in the Study Area.

While the Study Area's individual parcels were used as the primary units of observation during the data collection and field survey, in order to organize the blight data and prepare graphic illustrations of the findings, these parcels were aggregated into larger Subareas.
Section 2: Colorado Urban Renewal Statutes and Blighted Areas

In the Colorado Urban Renewal Law, Colo. Rev. Stat. § 31-25-101 et seq. (the “Urban Renewal Law”), the legislature has declared that an area of 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.…”

Under the Urban Renewal Law, the term "blighted area" describes an area with an array of urban problems, including health and social deficiencies, and physical deterioration. See Colo. Rev. Stat. § 31-25-103(2). Before remedial action can be taken, however, the Urban Renewal Law requires a finding by the appropriate governing body that an area such as the Study Area constitutes a blighted area. Colo. Rev. Stat. §31-25-107(1).

The blight finding is a legislative determination by the municipality’s governing body that, as a result of the presence of factors enumerated in the definition of “blighted area,“ the area is a detriment to the health and vitality of the community requiring the use of the municipality’s urban renewal powers to correct those conditions or prevent their spread. In some cases, the factors enumerated in the definition are symptoms of decay, and in some instances, these factors are the cause of the problems. The definition requires the governing body to examine the factors and determine whether these factors indicate a deterioration that threatens the community as a whole.

For purposes of the Study, the definition of a blighted area is articulated in the Colorado Urban Renewal statute 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, 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.

In addition, paragraph (l.) states, “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…."

The statute also states a separate requirement for the number of blight factors that must be present if private property is to be acquired by eminent domain. At § 31-25-105.5(5), paragraph (a.) states, “Blighted area’ shall have the same meaning as set forth in section 31-25-103 (2); except that, for purposes of this section only, ‘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 specified in section 31-25-103 (2)(a) to (2)(l)….“
Thus, the state statutes require, depending on the circumstances, that a minimum of either **one, four, or five** blight factors be present for an area to be considered a “blighted area.”

A couple 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. According to the courts, “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. 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.

Based upon the conditions identified in the Study Area, this report makes a recommendation as to whether the Study Area qualifies as a blighted area. The actual determination itself remains the responsibility of the Denver City Council.
Section 3: Conditions Indicative of the Presence of Blight

As discussed in Section 2, the Colorado Urban Renewal statute provide a list of 11 factors that, through their presence, may allow an area to be declared as blighted. This section elaborates on those 11 factors by describing some of the conditions that might be found within a Study Area that would indicate the presence of those factors.

Slum, Deteriorated, or Deteriorating Structures:
During the field reconnaissance of the Study Area, the general condition and level of deterioration of a building is evaluated. This examination is limited to a visual inspection of the building's exterior condition and is not a detailed engineering or architectural analysis, nor does it include the building's interior. The intent is to document obvious indications of disrepair and deterioration to the exterior of a structure found within the Study Area. Some of the exterior elements observed for signs of deterioration include:

- Primary elements (exterior walls, visible foundation, roof)
- Secondary elements (fascia/soffits, gutters/downspouts, windows/doors, façade finishes, loading docks, etc.)
- Ancillary structures (detached garages, storage buildings, etc.)

Predominance of Defective or Inadequate Street Layout:
The presence of this factor is determined through a combination of both field observation as well as an analysis of the existing transportation network and vehicular and pedestrian circulation patterns in the Study Area by persons with expertise in transportation planning and/or traffic engineering. These conditions include:

- Inadequate street or alley widths, cross-sections, or geometries
- 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/pedestrian access to buildings or sites
• Poor internal vehicular/pedestrian circulation
• Excessive curb cuts/driveways in commercial areas

These conditions can affect the adequacy or performance of the transportation system within the Study Area, creating a street layout that is defective or inadequate.

**Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness:**

This factor requires an analysis of the parcels within the Study Area as to their potential and usefulness as developable sites. Conditions indicative of the presence of this factor include:

• Lots that are long, narrow, or irregularly shaped
• Lots that are inadequate in size
• Lots with configurations that result in stagnant, misused, or unused land
• Lots with billboards that have active leases, making redevelopment more difficult

This analysis considers the shape, orientation, and size of undeveloped parcels within the Study Area and if these attributes would negatively impact the potential for development of the parcel. This evaluation is performed both through observation in the field and through an analysis of parcel boundary maps of the Study Area.

**Unsanitary or Unsafe Conditions:**

Conditions observed within the Study Area that qualify under this blight factor include:

• 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
Conditions Indicative of the Presence of Blight

- Existence of contaminants or hazardous conditions or materials
- High or unusual crime statistics
- Open trash dumpsters
- Severely cracked, sloped, or uneven surfaces for pedestrians
- Illegal dumping
- Vagrants/vandalism/graffiti/gang activity
- Open ditches, holes, or trenches in pedestrian areas

These represent situations in which the safety of individuals, especially pedestrians and children, may be compromised due to environmental and physical conditions considered to be unsanitary or unsafe.

**Deterioration of Site or Other Improvements:**

The conditions that apply to this blight factor reflect the deterioration of various improvements made on a site other than building structures. These conditions may represent a lack of general maintenance at a site, the physical degradation of specific improvements, or an improvement that was poorly planned or constructed. Overall, the presence of these conditions can reduce a site's usefulness and desirability and negatively affect nearby properties.

- Neglected properties or evidence of general site maintenance problems
- Deteriorated signage or lighting
- Deteriorated fences, walls, or gates
- Deterioration of on-site parking surfaces, curb & gutter, or sidewalks
- Poorly maintained landscaping or overgrown vegetation
- Poor parking lot/driveway layout
- Unpaved parking lot on commercial properties

**Unusual Topography or Inadequate Public Improvements or Utilities:**

The focus of this factor is on the presence of unusual topographical conditions that could make development prohibitive, such as steep slopes or poor load-bearing soils, as well as deficiencies in the public infrastructure system within the Study Area that could include:
• Steep slopes / rock outcroppings / poor load-bearing soils
• Deteriorated public infrastructure (street/alley pavement, curb, gutter, sidewalks, street lighting, storm drainage systems)
• Lack of public infrastructure (same as above)
• Presence of overhead utilities or billboards
• Inadequate fire protection facilities/hydrants
• Inadequate sanitation or water systems

Defective or Unusual Conditions of Title Rendering the Title Non-Marketable:
Certain properties can be difficult to market or redevelop if they have overly restrictive or prohibitive clauses in their deeds or titles, or if they involve an unusually complex or highly divided ownership arrangement. Examples include:

• Properties with covenants or other limiting clauses that significantly impair their ability to redevelop
• Properties with disputed or defective title
• Multiplicity of ownership making assemblages of land difficult or impossible

Existence of Conditions that Endanger Life or Property by Fire and Other Causes:
A finding of blight within this factor can result from the presence of the following conditions, which include both the deterioration of physical improvements that can lead to dangerous situations as well as the inability for emergency personnel or equipment to provide services to a site:

• Buildings or sites inaccessible to fire and emergency vehicles
• Blocked/poorly maintained fire and emergency access routes/frontages
• Insufficient fire and emergency vehicle turning radii
• Buildings or properties not in compliance with fire codes, building codes, or environmental regulations
Buildings that are Unsafe or Unhealthy for Persons to Live or Work In:
Some of the conditions that can contribute to this blight factor include:

- Buildings or properties not in compliance with fire codes, building codes, or environmental regulations
- Buildings with deteriorated elements that create unsafe conditions
- Buildings with inadequate or improperly installed utility components

Environmental Contamination of Buildings or Property:
This factor represents the presence of contamination in the soils, structures, water sources, or other locations within the Study Area.

- Presence of hazardous substances, liquids, or gasses

Existence of Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements:
The physical conditions that would contribute to this blight factor include:

- 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 disproportionately small percentage of its total land area developed
- Vacant structures or vacant units in multi-unit structures
No document content on this page
Section 4: Study Area Location, Definition, and Description

The Welton Corridor Conditions Study Area is located immediately northeast of Downtown Denver’s Central Business District, and is relatively linear in shape, with Welton Street forming its spine and the Study Area spanning a block or so on each side of Welton. The portion of Welton Street studied spans from Broadway to Downing Street. In general, the Study Area is bounded by California Street on the northwest, Glenarm Place on the southeast, Broadway Street on the west, and Downing Street on the east; however, the Study Area deviates from these boundaries in places.

The Study Area is composed of 246 real property parcels along with public rights-of-way, which together cover approximately 85 acres. Streets in the Study Area follow a grid, on an axis rotated approximately 45 degrees from the cardinal directions, with the exception of Broadway and Downing, which form the western and eastern boundaries of the Study Area, respectively.

Exhibit 1: Study Area Context, shows the location of the Study Area within the context of Downtown Denver and the surrounding central area. Exhibit 2: Study Area Map visually depicts the layout and configuration of the Study Area and roads in the surrounding area.
Exhibit 1: Study Area Context
Exhibit 2: Study Area Map
Section 5: Study Findings

The overall findings of the Welton Corridor Conditions Study are presented below in a format that mirrors the list of factors and conditions of blight discussed in Section 3.

Slum, Deteriorated, or Deteriorating Structures
Some structures in the Welton Street Corridor Study Area were visibly deteriorated from vantage points on public rights-of-way or publicly accessible areas.

Common forms of blight found in this category included broken windows and doors, deteriorated exterior finishes, and issues with roofs, gutters, and fascia/soffits.

This structure was found to have deteriorated finishes and boarded windows and doors
This building has deteriorated external surfaces and peeling paint

The gutter on this structure is falling away from the roof
This building exhibits boarded windows and doors along with a deteriorated stairs.

Similarly, this building had a boarded window and deteriorated entrance stairs.
This retail structure had a broken, boarded window
Predominance of Defective or Inadequate Street Layout

Welton Street has geometry issues at some intersections that are generally the result of the light rail tracks running down its length and the associated stations. Likewise, the small portion of Broadway that runs through the Study Area has a few geometry issues at its intersections due to its north-south alignment on a grid that is otherwise rotated 45 degrees from the cardinal directions.

The City and County of Denver Police Department identified intersections in the Welton Corridor Study Area that have had a disproportionately high number of accidents from January to November 30, 2011. The intersection of 20th Avenue, Broadway, and Welton was the most problematic, and the intersection of 20th Street, California Street, and Broadway was also problematic.

The intersection of 20th Street and Welton experienced accident frequencies 7 times greater than the average intersection in the Study Area due to the jog in the light rail tracks from one side of the street to the other across the intersection.
The intersection of 20th Street and Lincoln also has an unusually high frequency of accidents.

The 6-way Broadway, 20th St, and California St intersection also experiences a high volume of accidents due to its complex geometry and Broadway’s transition between a 1-way and 2-way configuration across the intersection.
Some parcels along Welton were found to have poor access due to the light rail tracks and stations blocking vehicular access from the street, and limited alley access that was occasionally blocked by another building.

Because of these road geometry issues and occasional access issues, the Study Area is considered to have a predominance of defective or inadequate street layout.
Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

To assess the presence of this factor, a combination of parcel data, parcel maps, and field survey notes was used. With this information, parcels were examined to see if they exhibited one or more key characteristics relating to lot configuration that can impact redevelopment potential.

The methodology used to examine the Study Area’s 246 parcels for the presence of this factor in the Study Area involved looking for a few key characteristics: each lot was checked to see if it was located in what Blueprint Denver calls an “area of change,” which indicates whether the parcel is located in an area that is expected to absorb future growth and thus increase in density. Most lots in the Study Area fell in this category, but not all. Next, the size of each lot was examined. Lots that were less than 3,000 square feet (smaller than a standard 25’x 125’ size) were indicative of the Faulty Lot Layout factor if they were in an area of change, due to the difficulty of redevelopment given parking minimums, bulk limitations, and other zoning regulations. If they were in an “area of stability”, they also had to be vacant to considered to exhibit the factor, because lots with existing structures in those areas could reasonably be expected to remain functional under nonconforming (grandfathered) zoning rules.

Finally, lots with billboards were indicative of this factor due to extra difficulty developing parcels with active billboard leases.
This is an example of a parcel with a billboard that may be difficult to develop.

This small, oddly-shaped lot has an active billboard lease and would be difficult to develop in compliance with current zoning requirements.
**Unsanitary or Unsafe Conditions**

Findings of this factor were restricted to a few specific cases. The subareas covering the 30th & Downing Light Rail Station and the intersection of 26th & Welton both exhibited this factor due to the unusually high incidence of Police Service calls that were generated in their vicinities. The following map, generated by the Denver Police Department, shows the “clustering” of emergency response activity in these areas.

Additionally, one subarea in the northern portion of the Study Area was found to have unenclosed dumpsters, warranting a finding of the unsanitary conditions blight factor, and a couple subareas were cited as unsafe because they exhibited a prevalence of cracked and uneven surfaces for pedestrians.
Deterioration of Site or Other Improvements

The most common occurrence of blight in this category were sites with overgrown weeds, deteriorated sidewalks, fences, lighting, signs, or evidence of general maintenance deficiencies. Deteriorated parking lot surfaces were also found and given this factor.

This parking lot is severely deteriorated.

This property has severely deteriorated concrete surfaces.
A few areas had excessive litter

Poorly maintained signage was another occasional finding in the Study Area
Unusual Topography or Inadequate Public Improvements or Utilities

Findings of this blight category were related to the deterioration of public improvements such as sidewalks along the public rights-of-way or utility systems in the area. In certain areas, sidewalks were deteriorated or missing, despite the reasonable expectation of pedestrian foot traffic.

Additionally, a memo provided by the Denver Public Works department stated that the Study Area covers two separate stormwater service areas, generally divided by 21st Street. To the southwest of 21st, stormwater is handled by the system serving the Central Business District, which has generally adequate capacity to carry 2 to 5-year storm events to the South Platte River and Cherry Creek. However, to the northeast of 21st Street, stormwater is funneled to an undersized 78-inch pipe at 38th Street, which has less than a 1-year capacity, meaning that it has the potential to overflow on an annual basis or even more frequently. Improvements to the system are not yet included in the City’s 6-year capital improvements plan. Subareas northeast of 21st Street therefore do not have adequate stormwater systems.

There was no unusual topography found in the Study Area that would substantially impair investment and redevelopment.
Uneven and deteriorated sidewalks could be tripping hazards for pedestrians

Some sidewalks have been neglected long enough to become somewhat overgrown with vegetation
Defective or Unusual Conditions of Title Rendering the Title Non-marketable

This factor was not researched and no evidence was presented to Matrix Design Group that this condition exists within the Study Area. There may be defective titles within the Study Area, but for the purposes of this Study, there are considered to be none.

Existence of Conditions that Endanger Life or Property by Fire or Other Causes

Buildings that exhibited this blight factor had major issues such as collapsed roofs, fire damage, or missing or broken windows or doors. Since the examination of the Study Area for this factor was done in the field, only severe, observable cases were counted; two structures were found to exhibit dilapidation to the degree required to qualify for this factor.

This building had obvious rot and deterioration along its roof cornice along with major structural issues
This structure was found to show signs of severe neglect, including boarded windows/doors. Additional issues were found with the foundation, and it had severely deteriorated stairs at its entrances.

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

Similar to the previous factor, severely deteriorated buildings exhibited this factor, such as buildings found with major issues such as collapsed roofs, fire damage, or missing/broken windows and/or doors.
Environmental Contamination of Buildings or Property

As part of this Study, various environmental records databases were searched for known environmental issues that exist in the Study Area.

There were no cases of environmental issues that were ongoing and had not been satisfactorily remediated. No records of environmental contamination remained open at the time of the Environmental Assessment of the Study Area, and all known cases of contamination had been remediated. This does not preclude the Study Area from having environmental issues, but further testing would need to be conducted to determine if they are present.

For the purpose of this Conditions Study, no Environmental Contamination of Buildings or Property factor has been found.
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

This factor was found in the Study Area in a variety of forms, the most common of which was the underutilization of property. Given the Study Area's proximity to Denver's Central Business District, surface parking lots—a predominant use within the Study Area—are considered to be an example of substantial underutilization of property. In general, the southwestern portion of the Study Area in the closest proximity to the Central Business District had the greatest prevalence of underutilization due to the frequency and size of parking lots. In the northeastern portion of the Study Area, this issue was not as pronounced.

Subareas from which a high number of police service calls were received also contributed to this factor due to the high levels of municipal services required.

A few parcels within the Study Area were found to be entirely undeveloped, representing a vacancy and underutilization of property, and some commercial building were found to be vacant, or predominately vacant in the case of multi-unit structures.
This retail structure is vacant

Occasional lots were found completely undeveloped
Section 6: Study Summary and Recommendation

Within the entire Study Area, nine of the 11 blight factors were identified as being present. The blight factors identified within the Study Area are:

- Slum / Deteriorated Structures
- Predominance of Defective or Inadequate Street Layout
- Faulty Lot Layout in Relation to Size, Adequacy, or Usefulness
- Unsanitary or Unsafe Conditions
- Deterioration of Site or Other Improvements
- Unusual Topography or Inadequate Public Improvements or Utilities
- Existence of conditions that endanger life or property by fire and other causes
- Buildings that are unsafe or unhealthy for persons to live or work in
- High Levels of Municipal Services or Underutilization or Vacancy of Sites, Buildings, or Other Improvements

Conditions Study Results Summary

Table 1 below shows the number of subareas (out of a total of 18) on which evidence was found for each of the 11 blight factors. Some of the blight conditions also exist within the public right-of-way, which is shown in the right-hand column. Table 1 is sorted in descending order by the number of Subareas that contained evidence for the particular blight factor listed in the left column. As the table shows, the most common blight factors were “f. Unusual Topography or Inadequate Public Improvements” and “K.5 High Levels of Municipal Services/Vacancy and Underutilization”, with the first found on every subarea, largely due to stormwater issues throughout the Study Area, and the latter found on 17 of 18 Subareas because of the frequency of parking lots. “G. Defective Title” was not researched, and “J. Environmental Contamination” was not found in any of the Subareas; further study would be required to confirm if this factor exists.
Table 1: Frequency of Blight by Factor

<table>
<thead>
<tr>
<th>Number of Blocks by Specific Factor</th>
<th>In ROW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Topography / Inadequate Public Improvements</td>
<td>18 ✔</td>
</tr>
<tr>
<td>Municipal Services / Vacancy / Underutilization</td>
<td>17</td>
</tr>
<tr>
<td>Faulty Lot Layout</td>
<td>13</td>
</tr>
<tr>
<td>Deteriorated Site Improvements</td>
<td>12</td>
</tr>
<tr>
<td>Unsanitary or Unsafe Conditions</td>
<td>10 ✔</td>
</tr>
<tr>
<td>Deteriorated Structures</td>
<td>10</td>
</tr>
<tr>
<td>Defective Street Layout</td>
<td>8 ✔</td>
</tr>
<tr>
<td>Conditions that Endanger Life or Property</td>
<td>2</td>
</tr>
<tr>
<td>Buildings that are Unsafe or Unhealthy</td>
<td>2</td>
</tr>
</tbody>
</table>

Each of the 18 Subareas in the Study Area has the potential to contain evidence associated with one or more (up to 11) of the unique blight factors, or no blight factors at all. Based on the specific findings for each Subarea, Table 2 shows how many Subareas contained a specific number (one through 11) of the possible 11 blight factors.

Table 2: Distribution and Density of Blight Factors Found

<table>
<thead>
<tr>
<th>Number of Unique Factors Identified per Subarea</th>
<th>Number of Subareas</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>7</td>
<td>4</td>
</tr>
<tr>
<td>8</td>
<td>1</td>
</tr>
</tbody>
</table>
As Table 2 shows, all Subareas contained at least one of the 11 blight factors. 15 out of 18 subareas contained evidence of four or more blight factors. There were no Subareas with zero, nine, ten, or all 11 of the blight factors.

The following map, Exhibit 3: Count of Blight Factors by Subarea is a geographic representation of Table 2. Each Subarea is color coded based on the number of blight factors found on that Subarea. Lighter colors reflect a lower blight factor count while darker colors reflect a higher blight factor count. For example, the Subarea with only one blight factor (Sonny Lawson Park) is colored light yellow, and the one Subarea with eight blight factors is colored dark purple. Neither Table 2 nor Exhibit 3 provide information regarding which blight factors were found, just the number (out of 11 possible) of blight factors that were found on any given Subarea.
Within the public rights-of-way (streets), the blight factors identified are:

- Defective Street Layout
- Unsatisfactory or Unsafe Conditions
- Topography / Inadequate Public Improvements

Exhibit 3: Count of Blight Factors by Subarea
For Tables 1 and 2 and Exhibit 3, a blight factor was recorded as having been identified in a Subarea if *at least one* instance or example of that blight factor was observed in that Subarea. In other words, a Subarea identified as having a particular blight factor could have had just one instance or example of that blight type, or possibly multiple instances or examples of that blight type. Consequently, Tables 1 and 2 and Exhibit 3 reflect only the *existence* of a blight factor in a Subarea, but not the *intensity* or *quantity* of that blight factor in a Subarea.

As described in Section 3, there are multiple conditions that can be observed or identified that constitute evidence of a particular blight factor. For example, a Subarea could have both overgrown vegetation as well as deteriorated parking surfaces, with both of those conditions falling under the “E. Deterioration of Site or Other Improvements” blight factor. While multiple conditions can fall under the same blight factor, in some cases, a single condition can qualify under multiple blight factors. For example, the blight condition of “missing or deteriorated sidewalk” can be considered as evidence of both the “F. Inadequate Public Improvements” and “D. Unsanitary or Unsafe Conditions” blight factors.

While Table 1 shows the number of Subareas (out of a total of 18) in which evidence was found for each of the 11 blight factors, Table 3 below identifies the total number of incidences or examples of blight conditions per blight factor, regardless of location. In total, 190 incidences or examples of blight conditions were found within the Study Area, not including findings that were observed across large portions of the Study Area instead of at specific locations, such as issues with storm drainage.
Table 3: Incidence of Factors on Real Property Parcels

<table>
<thead>
<tr>
<th>Count of Parcels by Factor</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Levels Of Municipal Services / Underutilization Or Vacancy Of Sites, Buildings, Or</td>
<td>91</td>
</tr>
<tr>
<td>Improvements</td>
<td></td>
</tr>
<tr>
<td>Slum, Deteriorated Or Deteriorating Structures</td>
<td>38</td>
</tr>
<tr>
<td>Faulty Lot Layout In Relation To Size, Adequacy, Accessibility, Or Usefulness</td>
<td>25</td>
</tr>
<tr>
<td>Deterioration Of Site Or Other Improvements</td>
<td>23</td>
</tr>
<tr>
<td>Unsanitary Or Unsafe Conditions</td>
<td>9</td>
</tr>
<tr>
<td>The Existence Of Conditions That Endanger Life Or Property By Fire Or Other Causes</td>
<td>2</td>
</tr>
<tr>
<td>Buildings That Are Unsafe Or Unhealthy For Persons To Live Or Work In</td>
<td>2</td>
</tr>
<tr>
<td>Environmental Contamination of Buildings or Properties</td>
<td>0</td>
</tr>
<tr>
<td>Unusual Topography or Inadequate Public Improvements or Utilities</td>
<td>N/A</td>
</tr>
<tr>
<td>Predominance of Defective or Inadequate Street Layout</td>
<td>N/A</td>
</tr>
<tr>
<td>Defective or Unusual Conditions of Title Rendering the Title Non-marketable</td>
<td>N/A</td>
</tr>
</tbody>
</table>

The 11 blight factors are sorted in descending order of prevalence. “Unusual Topography and Inadequate Public Improvements or Utilities” and “Predominance of Defective or Inadequate Street Layout” have “N/A” for their counts because they were not recorded on a parcel-by-parcel basis, since they occurred in public rights-of-way rather than on private parcels. The last factor in the list, “Defective or Unusual Conditions of Title Rendering the Title Non-marketable” has no count because it was not researched.
Conditions Study Recommendation

As discussed in Section 2, in order for an area to be declared blighted, a certain number of the 11 blight factors must be found within the Study Area. Four of the 11 factors is the required minimum, unless none of the property owners or tenants object to being included within an urban renewal area; then, the required minimum is only one of the 11 factors. In the event, however, that eminent domain is to be used to acquire property within the urban renewal area, the required minimum is five of the 11 factors. Since nine blight factors were identified within the Study Area, a sufficient number of blight factors exist under any of the above scenarios.

It is the recommendation of this conditions study report to the Denver Urban Renewal Authority and the Denver City Council that the Study Area, in its present condition, contains a sufficient number of blight factors as required by the Colorado urban renewal laws for the Study Area to be declared a “blighted area.”