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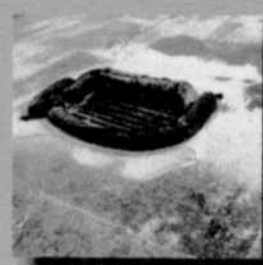
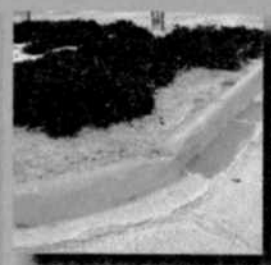
Southern Portion of  
Parcel Sch. #  
0633300090000

Building

# TAMARAC SQUARE SOUTH BLIGHT STUDY



PREPARED FOR:  
DENVER URBAN RENEWAL AUTHORITY  
1555 CALIFORNIA STREET, SUITE 200  
DENVER, CO 80202



JANUARY 2012

**URS**



# **Tamarac Square South Blight Study**

Prepared for:

Denver Urban Renewal Authority  
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Denver, CO 80202

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*This study is for planning purposes only. Background information and other data have been furnished to URS by the Denver Urban Renewal Authority and/or third parties, which URS has used in preparing this report. URS has relied on this information as furnished, and is neither responsible for nor has confirmed the accuracy of this information.*

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## 1. Introduction

This report presents the conditions survey analysis, findings and underlying rationale for the Tamarac Square South Blight Study (“Study”), which was undertaken by URS for the Denver Urban Renewal Authority (DURA) under an Agreement for Professional Services, effective March 26, 2008. URS conducted the field survey in December 2011.

### 1.1 Purpose

The purpose of this study is to determine whether there exists slum or blight conditions in the Tamarac Square South Study Area (“Study Area”) within the meaning of Colorado Urban Renewal Law, and whether the Study Area should be recommended for such urban renewal efforts as the Denver Urban Renewal Authority and the City and County of Denver may deem appropriate to remediate existing conditions of slum or blight and to prevent further deterioration and blight.

### 1.2 Colorado Urban Renewal Law

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

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

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

The determination that an area constitutes a slum or blighted area is a cumulative conclusion attributable to the presence of several physical, environmental, and social factors. Indeed, slum or blight is attributable to a multiplicity of conditions, which, in combination, tend to accelerate the phenomenon of deterioration of an area. For purposes of this study, the definition of a blighted area 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 and other causes;*
- i. *Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- j. *Environmental contamination of buildings or property; or*
- k.5 *The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or*
- l. *If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

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

- (a) *"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), 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.*

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



- (l) *If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, 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 (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

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

### 1.3 Study Methodology

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

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

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

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

## 2. Study Area Analysis

### 2.1 Study Area

The Tamarac Square South Study Area is comprised of approximately 12 acres. It includes a portion of one (1) parcel of private property (parcel no. 0633300103000), as well as additional public right-of-way along East Hampden Avenue and South Tamarac Drive. Exhibit 2-1 delineates the Study Area within the regional context. Exhibit 2-2 shows the Study Area boundary and correlates with respective City and County of Denver Assessor’s parcel data.

### 2.2 Existing Conditions

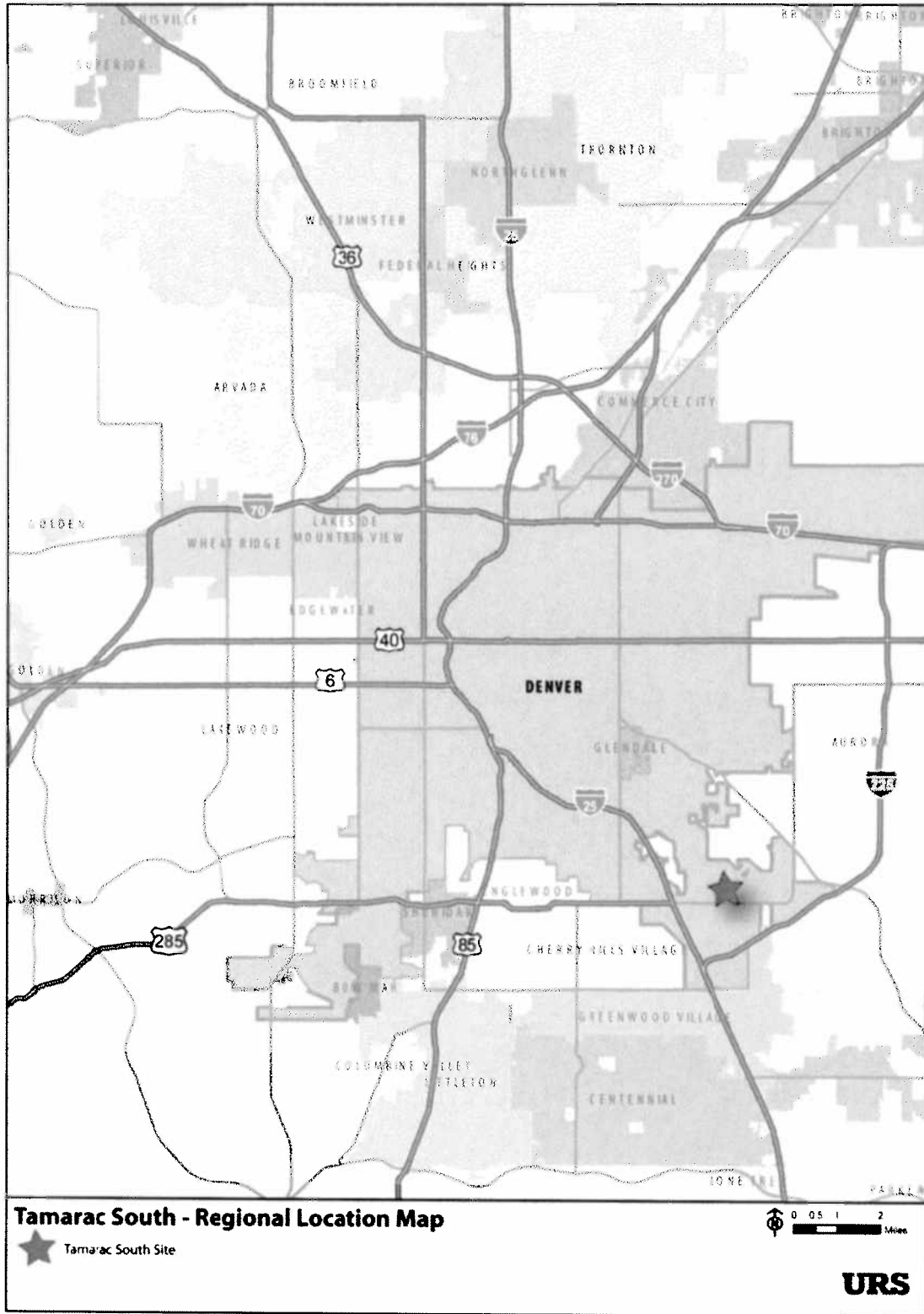
This blight study was conducted in December 2011. At that time the enclosed shopping center and two southernmost freestanding retail/restaurant structures have been demolished and their sites cleared. The retail shopping strip and one restaurant to the north remain. The cleared sites, located on the southern portion of parcel no. 0633300103000, are the subject of this current Tamarac Square South Blight Study.

The Study Area is currently enclosed by temporary construction fencing, except for areas in the right-of-way. The sites of the former restaurant/retail structures and shopping center are now exposed soil; the former asphalt parking areas remain. The area is served with basic public infrastructure, including water and sewer utilities, streets and street lighting.

**Table 2-1: Parcel Surveyed**

| Parcel ID No. | Property Address     | Address Total Lot Area (sf) | Address Total Lot Area (acres) |
|---------------|----------------------|-----------------------------|--------------------------------|
| 0633300103000 | 7777 E. Hampden Ave. | 547,562                     | 12.57                          |

**Exhibit 2-1: Regional Vicinity Map**



**Exhibit 2-2: Study Area Boundary Map**



## 2.3 Field Survey Approach

A physical survey was conducted during a site visit on December 19, 2011. The majority of the blight factors were addressed during the site visit – exceptions being those related to existing buildings and those which are analyzed through “desktop analysis” (see description below). Each observation of a blight factor observed during the field survey, as described in Section 1, was tallied on a survey matrix and documented with a photograph. The field survey information is summarized as follows:

- Locations of the observations and photographs are documented on an aerial photo for each survey area, and provided as Exhibit 3-1 on p. 21.
- A photograph index is provided as Exhibit 3-2 on p. 25. Each individual photograph is printed in larger format in Appendix B.
- The survey observations are described on a photo-reference matrix included as Table 3-1 on p. 22.

## 2.4 Desktop Analysis

In addition to the field survey, further analysis was performed in an office setting. This “desktop analysis” included review of aerial photography, Geographic Information System (GIS) data, and other relevant documentation in order to comprehensively assess the existing conditions within the Study Area. The following factors were evaluated in the desktop analysis:

- b. Predominance of defective or inadequate street layout (field and desktop)
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (desktop only)
- 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 (desktop only)

## 2.5 Blight Factor Evaluation Criteria

URS developed the following evaluation criteria for examination of the eleven blight factors (a through k.5). These criteria were evaluated during the field survey and review of available supplemental documentation. Each factor is noted with the methodology for analysis (field, desktop, or both).

### a. **Slum, deteriorating or deteriorated structures (field)**

Field survey efforts examining this factor focused on the general condition and level of deterioration of the existing building’s exterior components, such as:

- Deteriorated exterior walls
- Deteriorated visible foundation
- Deteriorated fascia or soffits
- Deteriorated gutters or downspouts

- Deteriorated exterior finishes
- Deteriorated windows or doors
- Deteriorated stairways or fire escapes
- Deteriorated loading dock areas
- Deteriorated fences, walls, or gates
- Deteriorated ancillary structures

**b. Predominance of defective or inadequate street layout (field and desktop)**

The analysis conducted for this blight factor evaluated the effectiveness or adequacy of the streets within the Study Area. Evaluation criteria in this section include:

- Poor vehicle access
- Poor internal circulation for vehicles and pedestrians
- Substandard driveway or curb cut definitions
- Poor parking lot layout

**c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (desktop)**

The analysis conducted for this blight factor evaluated the adequacy of the lot layout within the Study Area. Evaluation criteria in this section include:

- Faulty or irregular lot shape
- Faulty or irregular lot configuration
- Lack of access to a public street
- Inadequate lot size

**d. Unsanitary or unsafe conditions (field)**

The presence of the following conditions could contribute to an unsafe or unsanitary environment within the Study Area and surrounding community:

- Poorly lit or unlit areas
- Cracked or uneven surfaces for pedestrians
- Poor drainage
- Insufficient grading or steep slopes
- Presence of trash and debris
- Presence of abandoned vehicles
- Presence of hazardous materials or conditions
- Presence of vagrants, vandalism, or graffiti

**e. Deterioration of site or other improvements (field)**

This factor focuses on conditions that indicate the lack of general maintenance of a structure, site, or through the presence of these conditions, the environment that reduces the site's usefulness and desirability. The conditions are as follows:

- Deterioration or lack of parking lot or site pavement
- Deterioration or lack of site curb and gutter
- Deterioration or lack site sidewalks and pedestrian areas
- Deterioration or lack of outdoor lighting
- Deterioration or lack of site utilities
- Deterioration or lack of surface drainage facilities
- Inadequate site maintenance
- Non-conformance to site development regulations
- Deterioration of signage

**f. Unusual topography or inadequate public improvements or utilities (field)**

This factor identifies key deficiencies in the off-site and on-site public infrastructure and topography within the Study Area, including:

- Poor site grading
- Deterioration of street pavement in right-of-way
- Deterioration of curb and gutter in right-of-way
- Insufficient street lighting in right-of-way
- Presence of overhead utilities in right-of-way
- Deterioration or lack of sidewalks in right-of-way
- Deteriorated utilities in right-of-way

**g. Defective or unusual conditions of title rendering the title nonmarketable (desktop)**

This factor is evaluated through research and analysis of title documents and potential encumbrances. Existence of these criteria contributes to prolonged periods of vacancy and hinders redevelopment:

- Title conditions making the property unmarketable

**h. The existence of conditions that endanger life or property by fire or other causes (field)**

The presence of these criteria within the Study Area can endanger human lives and property:

- Structures in the floodplain
- Evidence of previous fire
- Inadequate emergency vehicle provisions
- Presence of dry debris adjacent to structures

- Hazardous materials near structures
- Dead trees/shrubs near high traffic areas or structures
- Other hazards present

**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 (field)**

The criteria for this factor are focused primarily on defective or dangerous conditions within the building envelope and require internal access to the structure for full assessment:

- Building code violations
- Public health concerns
- Dilapidated or deteriorated interior of building
- Defective design or physical construction
- Faulty or inadequate facilities
- Presence of mold
- Inadequate emergency egress provisions
- Evidence of recent flooding
- Unprotected electrical systems/wires
- Inadequate fire suppression systems
- Evidence of vagrants inside building

**j. Environmental contamination of buildings or property (field and desktop)**

The presence of environmental contamination hinders redevelopment through added costs and is potentially hazardous to the surrounding community. These conditions are typically not evident through a visual field survey:

- Official documentation of environmental contamination
- Storage or evidence of hazardous materials
- Other evidence of environmental contamination

**k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements (desktop)**

These additional criteria are typically not visible during a field survey, but could hinder redevelopment when present:

- High levels of vacancy
- High levels of municipal code violations
- High levels of vehicular accident reports



- High levels of requests for emergency services
- Other evidence of required high level of municipal services
- Other evidence of substantial physical underutilization

## 2.6 Results of the Study Area Analysis

The overall findings of the Study Area analysis are presented in this section. Table 2-2 tabulates the results of the field survey and desktop analysis. After review of the eleven blight factors described in Colorado Revised Statutes, the following five (5) factors were observed within the Study Area during the field survey or by subsequent desktop research and analysis:

- b. Predominance of defective or inadequate street layout
- d. Unsanitary or unsafe conditions
- e. Deterioration of site or other improvements
- f. Unusual topography or inadequate public improvements or utilities
- k.5. The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

One (1) factor evaluated as part of the desktop analysis was not observed in the Study Area.

- c. Faulty lot layout

Five (5) factors were not surveyed as part of this study:

- a. Slum, deteriorating or deteriorated structures
- g. Defective or unusual conditions of title rendering the title nonmarketable
- 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

Figures 2-1 through 2-4, following, are photographs of selected examples of the physical condition found in the Study Area as part of the survey that contributed to our finding evidence of blight.

**Figure 2-1: Substandard curb cuts and cracked/uneven surfaces for pedestrians**



**Figure 2-2: Presence of trash and debris**



**Figure 2-3: Deterioration/lack of site sidewalks/pedestrian areas**



**Figure 2-4: Insufficient grading or steep slopes**



**Table 2-2: Study Area Observed Conditions Matrix**

| <b>Denver Urban Renewal Authority<br/>Tamarac Square South Blight Study<br/>Study Area Observed Conditions</b> |  |   |              |
|--|--|---|--------------|
| <b>a.</b>  | SLUM, DETERIORATED OR<br>DETERIORATING<br>STRUCTURES | Deteriorated external walls                   | NOT SURVEYED |
|  |  | Deteriorated visible foundation               |              |
|  |  | Deteriorated fascia/soffits                   |              |
|  |  | Deteriorated/lack of gutters/downspouts       |              |
|  |  | Deteriorated exterior finishes                |              |
|  |  | Deteriorated windows and doors                |              |
|  |  | Deteriorated stairways/fire escapes           |              |
|  |  | Deteriorated loading dock areas               |              |
|  |  | Deteriorated fences/walls/gates               |              |
|  |  | Deteriorated ancillary structures             |              |
|  |  | Other   |              |
| <b>b.</b>  | DEFECTIVE OR<br>INADEQUATE STREET<br>LAYOUT          | Poor vehicle access                           | •            |
|  |  | Poor internal circulation                     | •            |
|  |  | Substandard driveway definition/curbcuts      | •            |
|  |  | Poor parking lot layout                       | •            |
|  |  | Other   | •            |
| <b>c.</b>  | FAULTY LOT LAYOUT                                    | Faulty/irregular lot shape                    | •            |
|  |  | Faulty/irregular lot configuration            | •            |
|  |  | Lack of access to a public street             | •            |
|  |  | Inadequate lot size                           | •            |
|  |  | Other   | •            |
| <b>d.</b>  | UNSANITARY OR<br>UNSAFE CONDITIONS                   | Poorly lit or unlit areas                     | •            |
|  |  | Cracked or uneven surfaces for pedestrians    | •            |
|  |  | Poor drainage                                 | •            |
|  |  | Insufficient grading or steep slopes          | •            |
|  |  | Presence of trash and debris                  | •            |
|  |  | Abandoned vehicles                            | •            |
|  |  | Presence of hazardous materials or conditions | •            |
|  |  | Vagrants/vandalism/graffiti                   | •            |
|  |  | Other   | •            |

**Table 2-2: (continued)**

|    |  |  |             |
|----|--|--|-------------|
| e. | DETERIORATION OF SITE OR OTHER IMPROVEMENTS  | Deteriorated/lack of parking lot/site pavement       | •           |
|    |  | Deteriorated/lack of site curb and gutter            | •           |
|    |  | Deteriorated/lack of site sidewalks/pedestrian areas | •           |
|    |  | Deteriorated/lack of outdoor lighting                |             |
|    |  | Deteriorated/lack of site utilities                  |             |
|    |  | Deteriorated/lack of surface drainage facilities     | •           |
|    |  | Inadequate site maintenance                          |             |
|    |  | Non-conformance to site development regulations      | •           |
|    |  | Deterioration of signage                             |             |
|    | Other  |  |             |
| f. | UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES                  | Poor site grading                                    | •           |
|    |  | Deteriorated street pavement in right-of-way         | •           |
|    |  | Deteriorated curb and gutter in right-of-way         | •           |
|    |  | Insufficient street lighting in right-of-way         |             |
|    |  | Overhead utilities in right-of-way                   |             |
|    |  | Deteriorated/inadequate sidewalks in right-of-way    | •           |
|    |  | Deteriorated utilities in the right-of-way           |             |
|    | Other  |  |             |
| g. | DEFECTIVE OR UNUSUAL TITLE CONDITIONS  | Title conditions making the property unmarketable    | N.S.        |
|    |  | Other  |             |
| h. | THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES | Structures in the floodplain                         | NO SURVEYED |
|    |  | Evidence of previous fire                            |             |
|    |  | Inadequate emergency vehicle provisions              |             |
|    |  | Presence of dry debris adjacent to structures        |             |
|    |  | Hazardous materials near structures                  |             |
|    |  | Dead trees/shrubs near high traffic areas            |             |
|    |  | Other hazards present                                |             |

**Table 2-2: (continued)**

|   |   |   |              |
|---|---|---|--------------|
| i.  | BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES | Building code violations                                    | NOT SURVEYED |
|   |   | Public health concerns                                      |              |
|   |   | Dilapidated or deteriorated interior of building            |              |
|   |   | Defective design or physical construction                   |              |
|   |   | Faulty or inadequate facilities                             |              |
|   |   | Presence of mold  |              |
|   |   | Inadequate emergency egress provisions                      |              |
|   |   | Evidence of recent flooding                                 |              |
|   |   | Unprotected electrical systems/wires                        |              |
|   |   | Inadequate fire suppression systems                         |              |
|   |   | Evidence of vagrants inside building                        |              |
| Other   |   |   |              |
| j.  | ENVIRONMENTAL CONTAMINATION   | Official documentation of contamination                     | N.S.         |
|   |   | Storage or evidence of hazardous materials                  |              |
|   |   | Other evidence of environmental contamination               |              |
| k.5   | REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/ BUILDINGS/ IMPROVEMENTS UNDERUTILIZED/ VACANT  | High levels of vacancy                                      | •            |
|   |   | High levels of municipal code violations                    |              |
|   |   | High levels of vehicular accident reports                   |              |
|   |   | High levels of requests for emergency services              |              |
|   |   | Other evidence of required high level of municipal services |              |
| Other evidence of substantial physical underutilization | •   |   |              |

**a. Slum, deteriorated, or deteriorating structures – Not Surveyed**

All structures formerly within the Study Area have been demolished. No substandard conditions were observed relative to walls, fences, and gates.

**b. Predominance of defective or inadequate street layout - OBSERVED**

Substandard curb cuts, poor vehicular access, and poor parking lot layout contribute to the observation of inadequate street layout. Specific examples include poor vehicular access/egress from Hampden Avenue due to the lack of a dedicated acceleration/deceleration lane, substandard curb cut, poor internal pedestrian circulation due to the lack of a sidewalk on the east side of the drive connecting the site interior to the public right-of-way, and an undefined parking lot layout.

**c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness – Not Observed**

The Study Area is deemed to be accessible, useful, and sized appropriately for redevelopment. Existing easements do not impede development, although site utilities and easements for water and stormwater drainage will need to be relocated to redevelop the site.

**d. Unsanitary or unsafe conditions - OBSERVED**

Multiple conditions were observed indicating unsanitary or unsafe conditions within the Study Area. Evidence of poor drainage conditions, uneven slopes, trash and debris and uneven surfaces for pedestrians, all contribute to unsafe conditions.

**e. Deterioration of site or other improvements - OBSERVED**

There is a definite deterioration of site improvement within the Study Area. Parking lots and site pavement is deteriorated, as are the site curb and gutters. There is a general lack of interior sidewalks. Existing development does not meet current City and County of Denver site development regulations that were adopted after the mall was constructed, particularly those related to landscaping and stormwater drainage. A new water main and associated easements would be required for redevelopment and the site lacks adequate on-site stormwater detention facilities.

**f. Unusual topography or inadequate public improvements or utilities - OBSERVED**

Unusual topography and deterioration or lack of public improvements can lead to unsafe conditions and hinder redevelopment. Site contours were altered significantly to accommodate the 1970s-era mall, which was a split-level design. This resulted in large amounts of fill on the east side of the Study Area. Current site grading will not work for typical contemporary “big box” retail which puts everything on a very large (more than 100,000 square feet) single level floor plate. There are also multiple instances where curb and gutter and sidewalks along public rights-of-way are either lacking entirely or significantly cracked and completely deteriorated. This can lead to poor drainage and is a potential hazard for pedestrians and automobile traffic. The demolition construction manager noted during the site visit

that water mains broke under Tamarac Street during decommissioning of the mall building, which may be an indication of poor or deteriorated underground utilities.

**g. Defective or unusual conditions of title rendering the title nonmarketable – Not Surveyed**

This factor was not evaluated in the limited scope of this study.

**h. The existence of conditions that endanger life or property by fire or other causes – Not Surveyed**

There are no structures remaining within the Study Area. The construction area is enclosed by fencing and no unusual conditions were observed that could potentially endanger life or property.

**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 - Not Surveyed**

There are no structures remaining within the Study Area.

**j. Environmental contamination of buildings or property - Not Surveyed**

This factor was not evaluated in the limited scope of this study.

**k.5. The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements - OBSERVED**

The Study Area, vacant and cleared of all structures, is currently underutilized. Healthy retail development and multi-story commercial office development surrounds the site on the north, west and south. To the east there is a large high-rise residential development with numerous buildings.

**Table 2-3: Study Area and Surrounding Land Uses**

| Area  | Land Use  |
|-------|---|
| North | Tamarac Square retail shopping strip and freestanding restaurant, multi-story commercial office buildings |
| East  | Multi-story commercial office buildings   |
| South | Commercial bank and Tiffany Plaza retail center   |
| West  | High-rise residential buildings   |



### 3. Summary of Findings and Conclusions

#### 3.1 Findings

Within the Tamarac Square South Study Area, the field survey and desktop analysis resulted in the identification of 20 different conditions that contribute to a finding of blight. Specific examples and photo documentation from the field survey is provided as Exhibit 3-2 on p. 25.

- Poor vehicle access
- Poor internal circulation
- Substandard driveway definition/curbcuts
- Poor parking lot layout
- Cracked or uneven surfaces for pedestrians
- Poor drainage
- Insufficient grading or steep slopes
- Presence of trash and debris
- Presence of hazardous materials or conditions
- Deterioration/lack of parking lot/site pavement
- Deterioration/lack of site curb and gutter
- Deterioration/lack of site sidewalks/pedestrian areas
- Deterioration/lack of surface drainage facilities
- Non-conformance to site development regulations
- Poor site grading
- Deteriorated street pavement in right-of-way
- Deteriorated curb and gutter in right-of-way
- Deteriorated/inadequate sidewalks in right-of-way
- High levels of vacancy
- Other evidence of substantial physical underutilization

#### 3.2 Conclusions

It is the conclusion of this Study that the Study Area, in its present condition and use, meets the conditions of a blighted area as defined by Colorado Urban Renewal Law. By reason of the presence of factors identified in the Urban Renewal Law and as documented in this report, the City and County of Denver may find that the Study Area substantially impairs or arrests the sound growth of the City and County of Denver, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals and welfare.

Per Urban Renewal Law, conditions in the Study Area must constitute at least four of the factors indicative of a blighted area, and at least five factors if eminent domain is to be used. As described in this report, the following five (5) factors were extensively observed in the Study Area:

- b. Predominance of defective or inadequate street layout
- d. Unsanitary or unsafe conditions

e. Deterioration of site or other improvements

f. Unusual topography or inadequate public improvements or utilities

k.5. The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

**Exhibit 3-1: Field Survey Photo-Reference Map**



**Table 3-1: Field Survey Photo-Reference Matrix**

| Denver Urban Renewal Authority<br>Tamarac Square South Blight Study<br>Photographic Reference Sheet |  |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|---|--|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|--|--|--|
|   |  | 1   | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |  |  |  |
| <b>a.</b>   | SLUM, DETERIORATED OR<br>DETERIORATING<br>STRUCTURES | Deteriorated external walls                   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Deteriorated visible foundation               |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Deteriorated fascia/soffits                   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Deteriorated/lack of gutters/downspouts       |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Deteriorated exterior finishes                |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Deteriorated windows and doors                |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Deteriorated stairways/fire escapes           |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Deteriorated loading dock areas               |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Deteriorated fences/walls/gates               |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Deteriorated ancillary structures             |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
| Other   |  |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
| <b>b.</b>   | DEFECTIVE OR<br>INADEQUATE STREET<br>LAYOUT          | Poor vehicle access                           |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Poor internal circulation                     |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Substandard driveway definition/curbcuts      |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Poor parking lot layout                       |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Other   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
| <b>c.</b>   | FAULTY LOT LAYOUT                                    | Faulty/irregular lot shape                    |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Faulty/irregular lot configuration            |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Lack of access to a public street             |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Inadequate lot size                           |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Other   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
| <b>d.</b>   | UNSANITARY OR<br>UNSAFE CONDITIONS                   | Poorly lit or unlit areas                     |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Cracked or uneven surfaces for pedestrians    |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Poor drainage                                 |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Insufficient grading or steep slopes          |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Presence of trash and debris                  |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Abandoned vehicles                            |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Presence of hazardous materials or conditions |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|   |  | Vagrants/vandalism/graffiti                   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
| Other   |  |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |

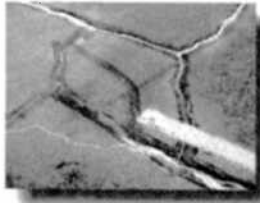
Table 3-1 (continued)

|   | 1   | 2   | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |  |  |
|---|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|--|--|
| <b>e.</b><br>DETERIORATION OF SITE OR<br>OTHER IMPROVEMENTS   | Deteriorated/lack of parking lot/site pavement        | •   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Deteriorated/lack of site curb and gutter             |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Deteriorated/lack of site sidewalks/pedestrian areas  |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Deteriorated/lack of outdoor lighting                 |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Deteriorated/lack of site utilities                   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Deteriorated/lack of surface drainage facilities      |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Inadequate site maintenance                           |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Non-conformance to site development regulations       |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Deterioration of signage                              |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Other   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
| <b>f.</b><br>UNUSUAL TOPOGRAPHY<br>OR INADEQUATE PUBLIC<br>IMPROVEMENTS OR<br>UTILITIES                     | Poor site grading                                     |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Deteriorated street pavement in right-of-way          |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Deteriorated curb and gutter in right-of-way          |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Insufficient street lighting in right-of-way          |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Overhead utilities in right-of-way                    |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Deteriorated/inadequate sidewalks in right-of-way     |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Deteriorated utilities in the right-of-way            |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Other   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | <b>g.</b><br>DEFECTIVE OR UNUSUAL<br>TITLE CONDITIONS | Title conditions making the property unmarketable |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   |   | Other   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
| <b>h.</b><br>THE EXISTENCE OF<br>CONDITIONS THAT<br>ENDANGER LIFE OR<br>PROPERTY BY FIRE OR<br>OTHER CAUSES | Structures in the floodplain                          |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Evidence of previous fire                             |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Inadequate emergency vehicle provisions               |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Presence of dry debris adjacent to structures         |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Hazardous materials near structures                   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
|   | Dead trees/shrubs near high traffic areas             |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |
| Other hazards present   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |

Table 3-1 (continued)

|  | 1  | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
|--|--|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|
| <b>I.</b><br>BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES | Building code violations<br>Public health concerns<br>Dilapidated or deteriorated interior of building<br>Defective design or physical construction<br>Faulty or inadequate facilities<br>Presence of mold<br>Inadequate emergency egress provisions<br>Evidence of recent flooding<br>Unprotected electrical systems/wires<br>Inadequate fire suppression systems<br>Evidence of vagrant's inside building<br>Other |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | NOT SURVEYED   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | Building code violations<br>Public health concerns<br>Dilapidated or deteriorated interior of building<br>Defective design or physical construction<br>Faulty or inadequate facilities<br>Presence of mold<br>Inadequate emergency egress provisions<br>Evidence of recent flooding<br>Unprotected electrical systems/wires<br>Inadequate fire suppression systems<br>Evidence of vagrant's inside building<br>Other |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | NOT SURVEYED   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | Building code violations<br>Public health concerns<br>Dilapidated or deteriorated interior of building<br>Defective design or physical construction<br>Faulty or inadequate facilities<br>Presence of mold<br>Inadequate emergency egress provisions<br>Evidence of recent flooding<br>Unprotected electrical systems/wires<br>Inadequate fire suppression systems<br>Evidence of vagrant's inside building<br>Other |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | NOT SURVEYED   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | Building code violations<br>Public health concerns<br>Dilapidated or deteriorated interior of building<br>Defective design or physical construction<br>Faulty or inadequate facilities<br>Presence of mold<br>Inadequate emergency egress provisions<br>Evidence of recent flooding<br>Unprotected electrical systems/wires<br>Inadequate fire suppression systems<br>Evidence of vagrant's inside building<br>Other |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | NOT SURVEYED   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | Building code violations<br>Public health concerns<br>Dilapidated or deteriorated interior of building<br>Defective design or physical construction<br>Faulty or inadequate facilities<br>Presence of mold<br>Inadequate emergency egress provisions<br>Evidence of recent flooding<br>Unprotected electrical systems/wires<br>Inadequate fire suppression systems<br>Evidence of vagrant's inside building<br>Other |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | NOT SURVEYED   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
| <b>J.</b><br>ENVIRONMENTAL CONTAMINATION   | Official documentation of contamination<br>Storage or evidence of hazardous materials<br>Other evidence of environmental contamination   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | NOT SURVEYED   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | Official documentation of contamination<br>Storage or evidence of hazardous materials<br>Other evidence of environmental contamination   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
| <b>k.5</b><br>REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/ BUILDINGS/ IMPROVEMENTS UNDERUTILIZED/ VACANT   | High levels of vacancy<br>High levels of municipal code violations<br>High levels of vehicular accident reports<br>High levels of requests for emergency services<br>Other evidence of required high level of municipal services<br>Other evidence of substantial physical underutilization  |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | DESKTOP ANALYSIS   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|  | High levels of vacancy<br>High levels of municipal code violations<br>High levels of vehicular accident reports<br>High levels of requests for emergency services<br>Other evidence of required high level of municipal services<br>Other evidence of substantial physical underutilization  |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |

**Exhibit 3-2: Photograph Index**



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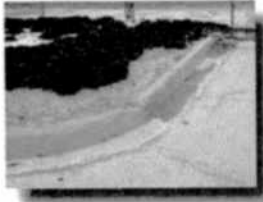


19



20

**Exhibit 3-2 (continued)**



21



22



## Appendix A

### Sources Consulted

1. State of Colorado Statutes Urban Renewal Law § 31-25-101:  
[http://www.state.co.us/gov\\_dir/leg\\_dir/olls/colorado\\_revised\\_statutes.htm](http://www.state.co.us/gov_dir/leg_dir/olls/colorado_revised_statutes.htm)
2. City and County of Denver Website: [www.denvergov.org](http://www.denvergov.org)
3. Denver Urban Renewal Authority: [www.renewdenver.org](http://www.renewdenver.org)

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## Appendix B

### Large Scale Field Survey Photographs

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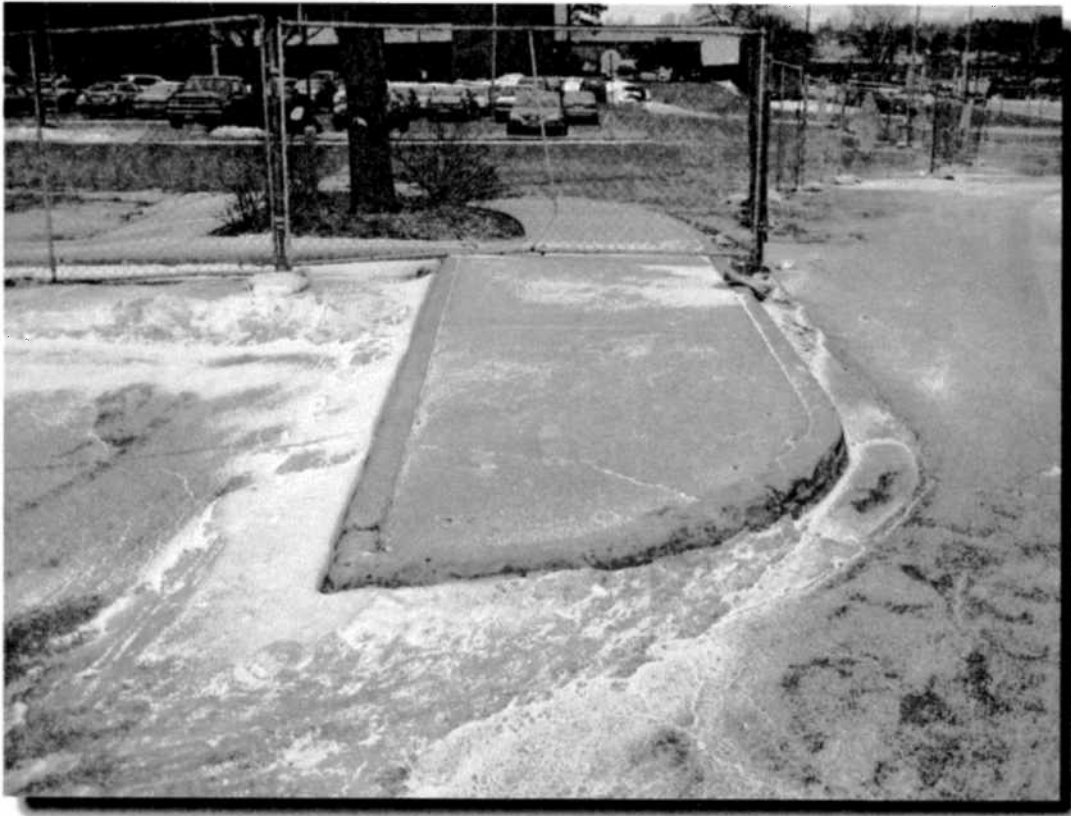


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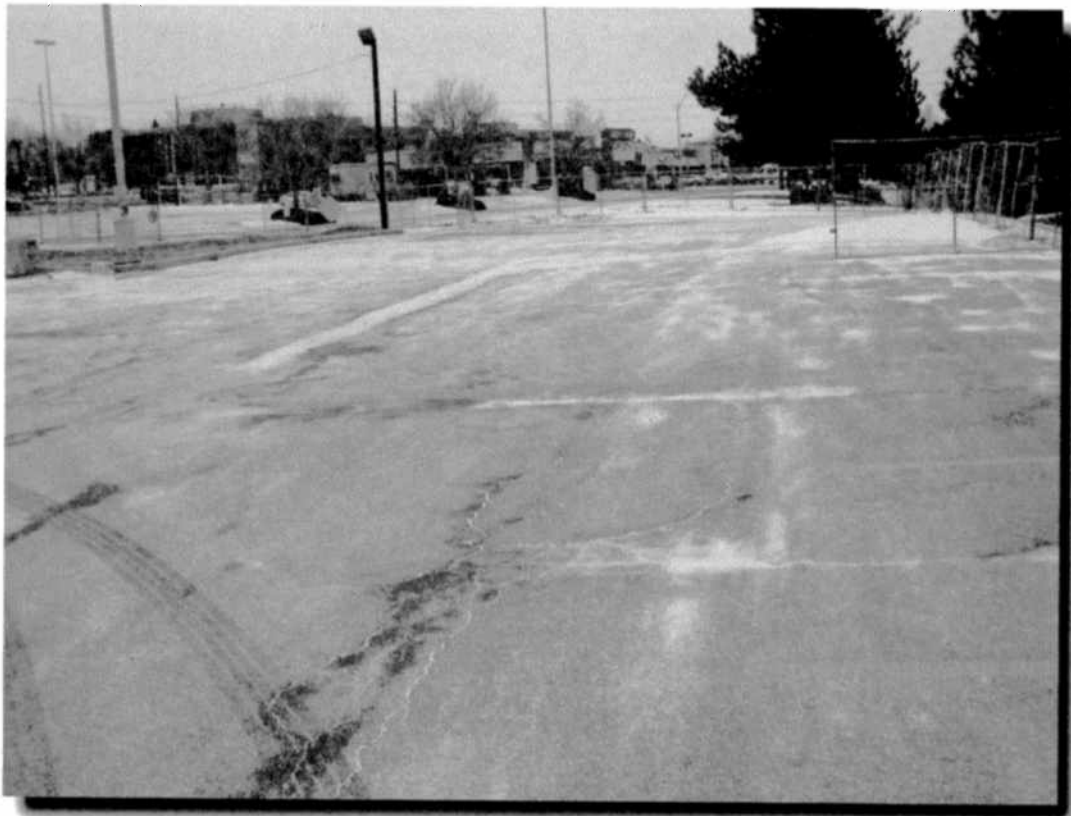
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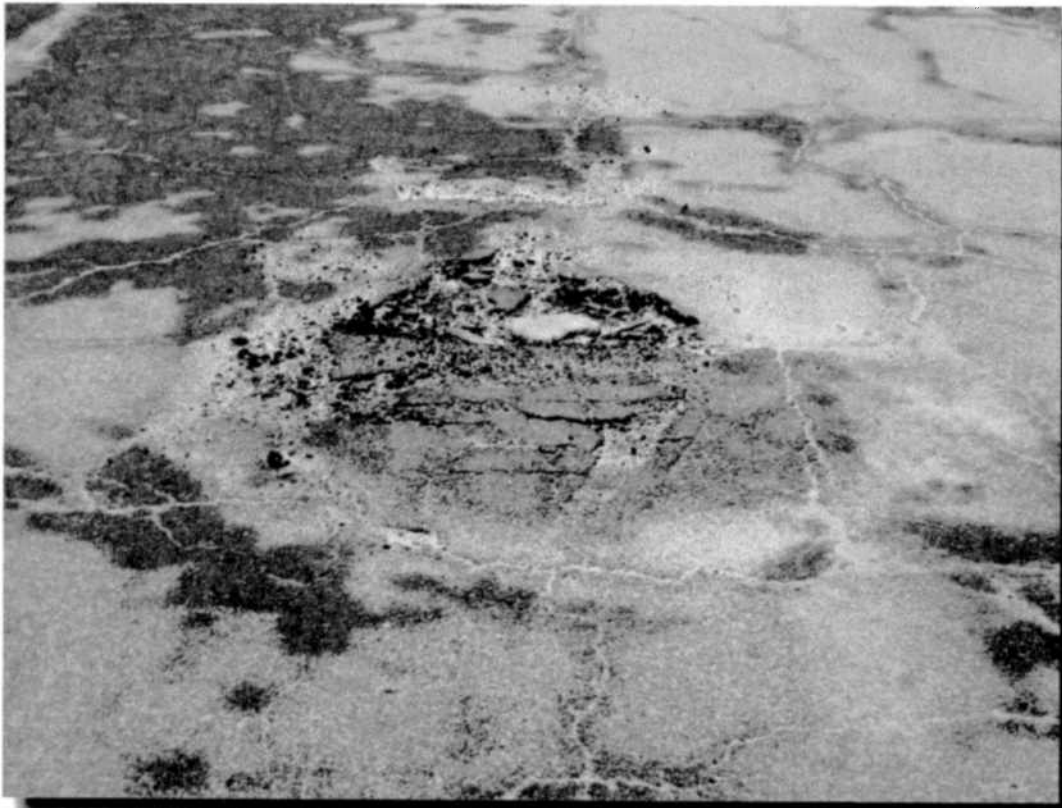
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22









Southern Portion of  
Parcel Sch. #  
0633300090000

*Building  
Demolition  
Area*

COMMUNITY PLANNING AND URBAN DESIGN GROUP

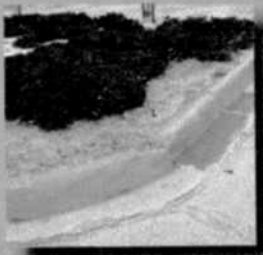
8181 E. TUFTS AVE.

DENVER, CO 80237

*Goldsmith Gulch*

*S Tamarac Dr*

*E Girard Ave*



**URS**