

# St. Anthony Conditions Study

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## Section 1: Study Overview

### Purpose

The *St. Anthony 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 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 Study was determined by the Denver Urban Renewal Authority, 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 May 2013. For those blight conditions that are not observable in the field (such as traffic data, crime statistics, etc.), blight condition data was obtained from the City and County of Denver and the Denver Regional Council of Governments during the same time period.

## **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.”

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. 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.

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## **Section 3: Conditions Indicative of the Presence of Blight**

As discussed in **Section 2**, the Colorado Urban Renewal statute provides 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

- 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

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## Section 4: Study Area Location, Definition, and Description

The St. Anthony Study Area covers property that was formerly occupied by St. Anthony Central Hospital campus, which has since moved to a new location on Union Boulevard in Lakewood, Colorado, near the Denver Federal Center.

The former St. Anthony Central Hospital campus is dominated by a large, now vacant hospital building that is in the process of being demolished, and therefore will not be analyzed for blight factors for the purposes of this study. However, some other buildings that were part of the hospital campus will remain, and will be analyzed in this Study.

The southern portion of the Study Area consisting of three blocks bordering Colfax Avenue is characterized by more moderate scale development that includes commercial properties along Colfax, and multiunit residential properties occupying the remainder of the blocks.

The Study Area is approximately 32 acres, and is located on West Colfax Avenue about two and a half miles west of downtown Denver. The western boundary is Stuart Street, the eastern boundary is Perry Street, on the north is West 17th Avenue, and on the south is West Colfax Avenue. The site is immediately adjacent to Sloan's Lake, which lies to the north; on the opposite end is Colfax Avenue, one of Denver's historic streets that used to serve as a primary east-west highway route through Denver, and continues to be an important commercial corridor.

Within the Study Area boundary are 21 real property parcels, while the remainder of the Study Area outside these parcels is comprised of public rights-of-way, owned by the City and County of Denver.

**Exhibit 1: Study Area Regional Context** shows the location of the Study Area within the context of central Denver. **Exhibit 2: Study Area Map** visually depicts the layout, configuration, and boundaries of the Study Area, as well as the real property parcels within.



**Exhibit 1: Study Area Regional Context**

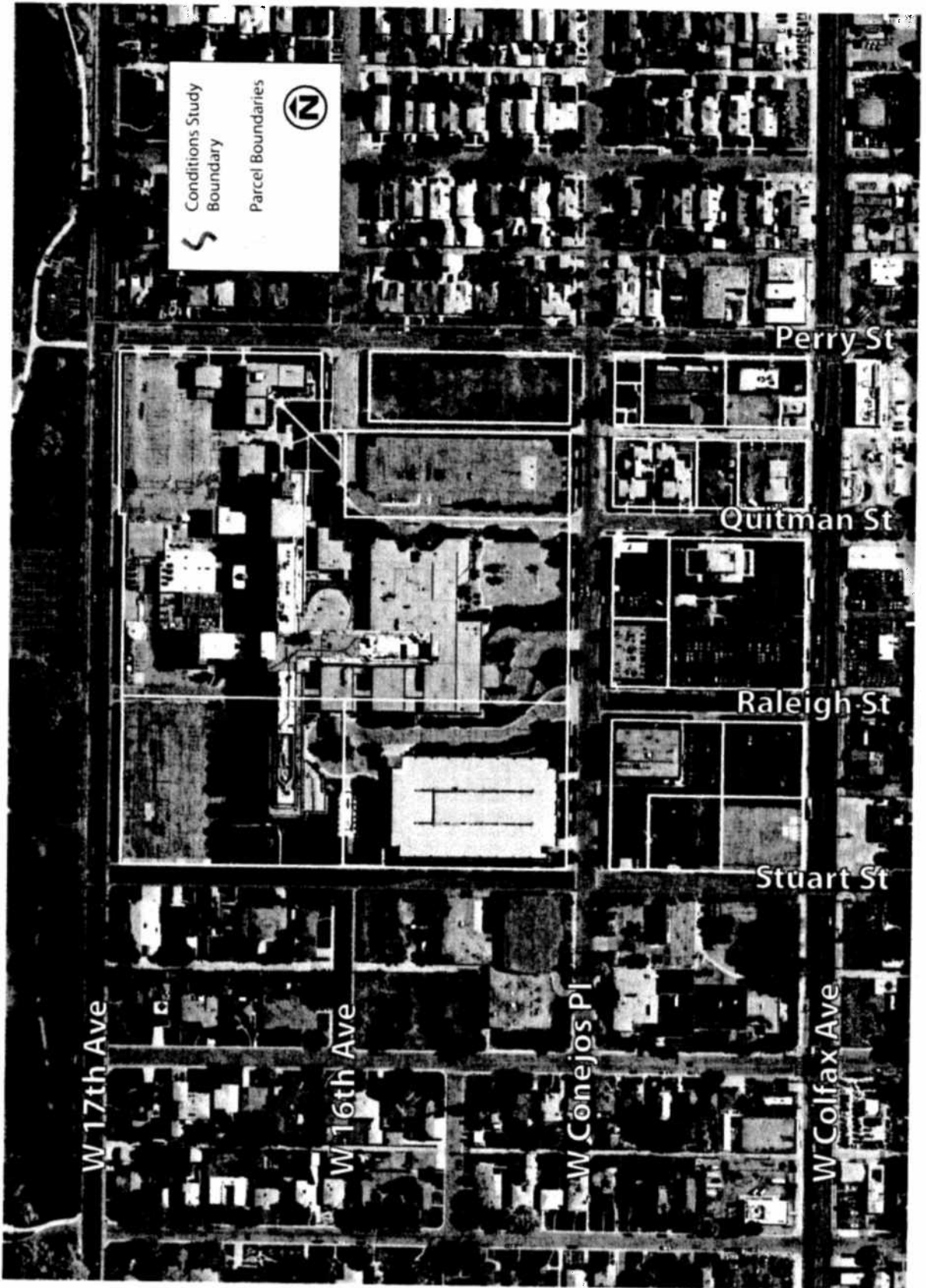


Exhibit 2: Study Area Map

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## **Section 5: Study Findings**

The findings of the St. Anthony Conditions Study are presented below in a format that mirrors the list of factors and conditions of blight discussed in **Section 3**.

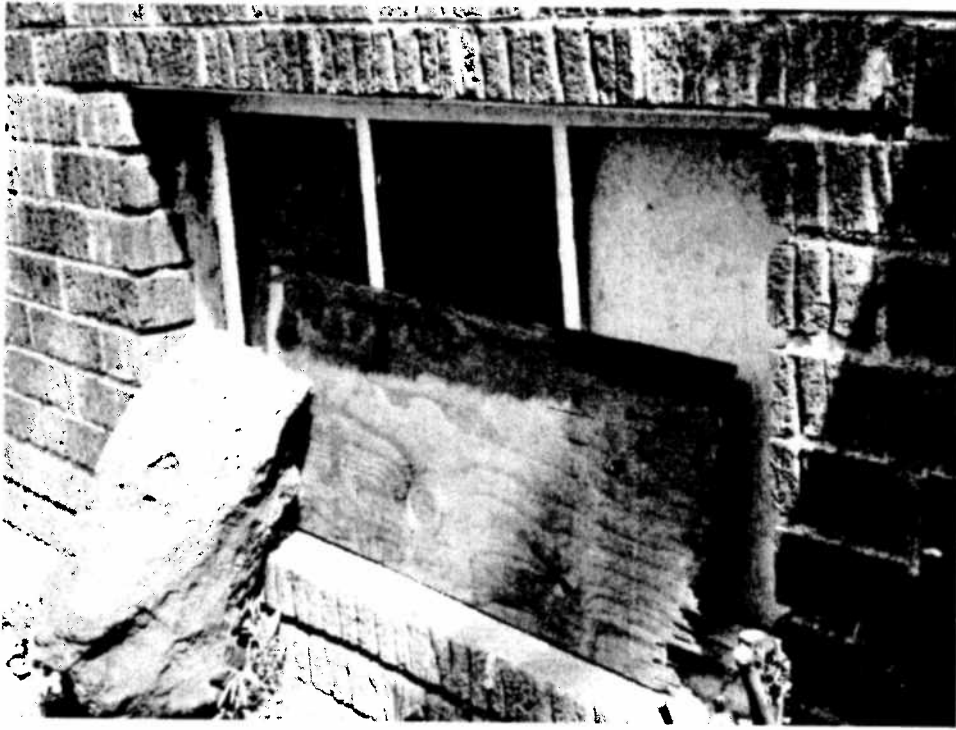
### **Slum, Deteriorated, or Deteriorating Structures**

The hospital campus was vacant at the time of the field survey, and a portion of it was undergoing demolition. For the purposes of this Study, only structures that will not be demolished are presented in the results.

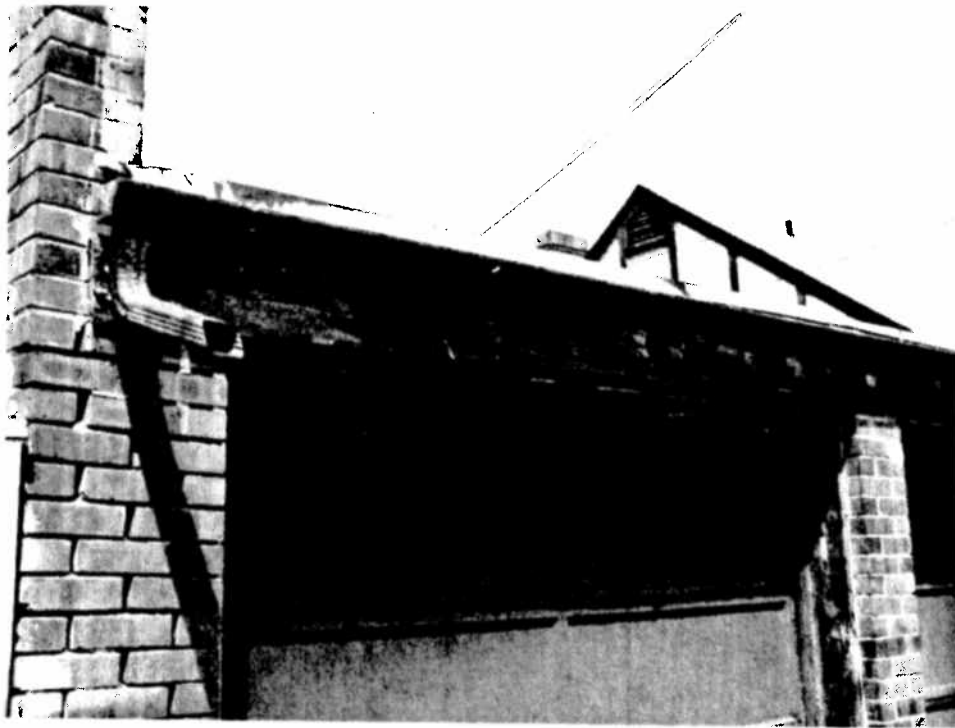
The physical condition of buildings in the area varied greatly. Some hospital structures and residential buildings remained in largely good condition at the time of the field survey, but many others were dilapidated.

Common forms of blight found in this category included deteriorated exterior finishes, deteriorated fascia/soffits, deteriorated doors, dilapidated ancillary structures, and graffiti.

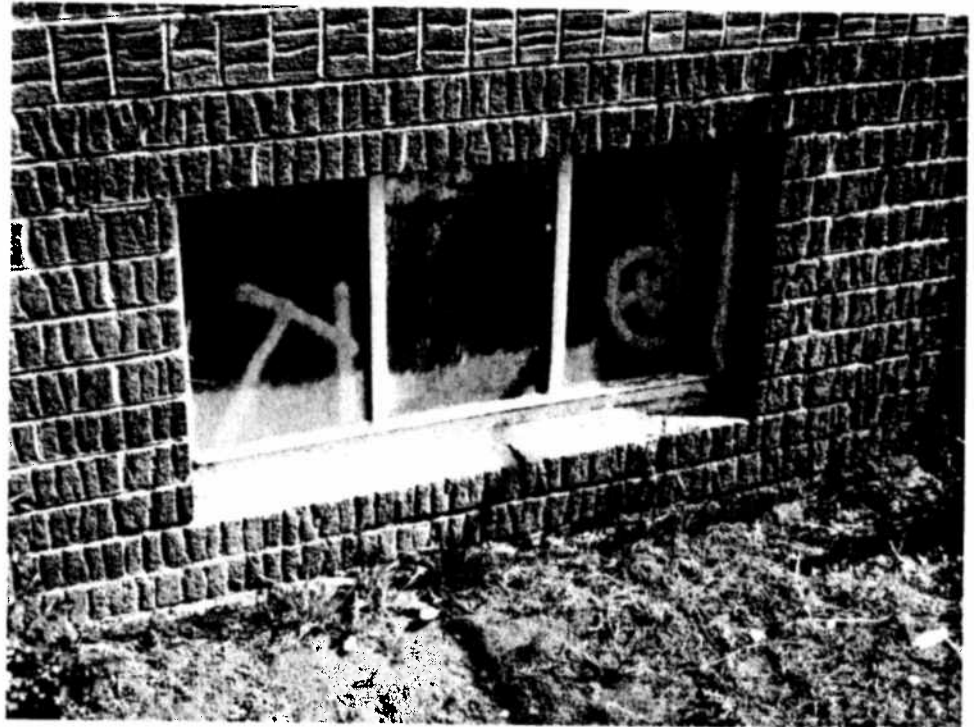
The prevalence of instances of blight in this category is great enough to warrant a finding of *Slum, Deteriorated, or Deteriorating Structures*.



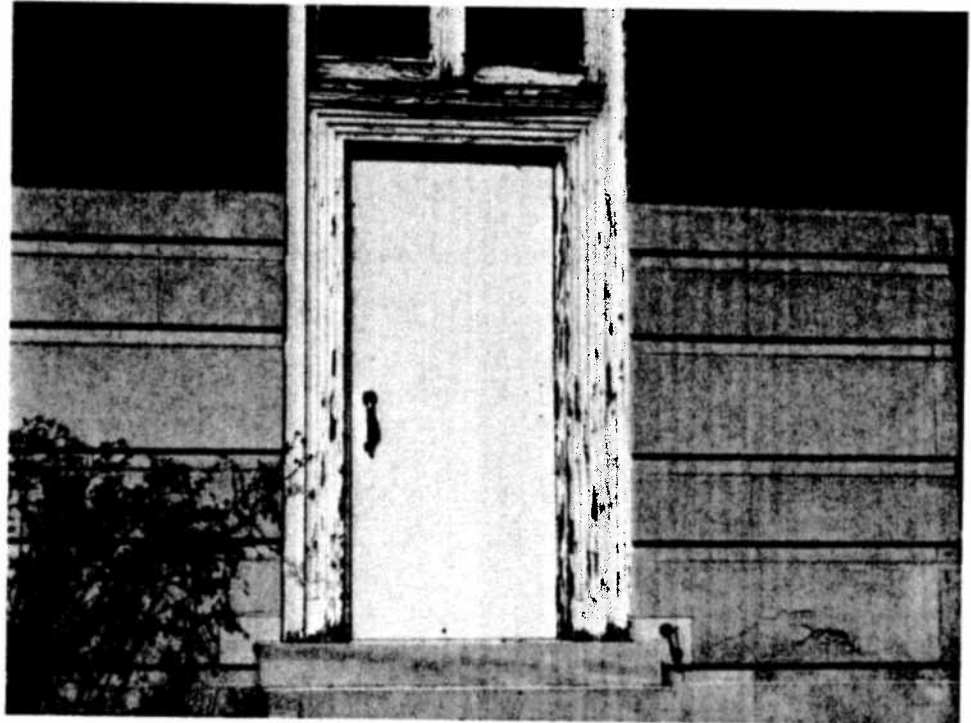
*Broken window*



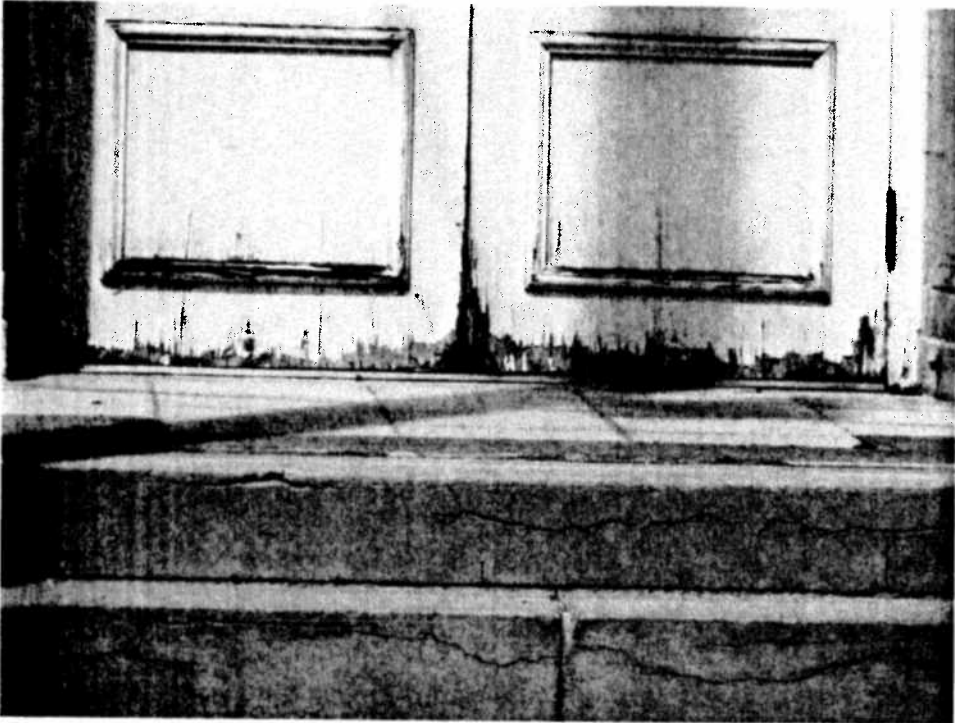
*Deteriorated garage*



*Boarded window with graffiti*



*Deteriorated entry door on the Kuhlman Building*



*Entry door with moisture damage near the bottom on the Kuhlman Building*



*Windows on the Kuhlman Building were in disrepair*





*Deteriorated exterior finish*



*Deteriorated doorway*

## **Predominance of Defective or Inadequate Street Layout**

A major issue with the street network in the Study Area is that it provides limited internal access. The former St. Anthony Hospital site is the size of six city blocks, yet there is only one internal through street that is not a full north-south connection. While this site configuration was well suited for its former use as a large hospital complex, it is ill-suited for many types of potential redevelopment. Given the medium scale character of the surrounding neighborhood, it is likely that any redevelopment consistent with the area would require at least a partial restoration of the street grid to function properly.

The location of the former hospital campus serves as a barrier between the busy West Colfax commercial corridor and Sloan's Lake Park. The Park is a popular retreat for residents of local neighborhoods to the south, and significant pedestrian activity was observed during the field survey of the Study Area. The large blocks in the Study Area are unfriendly for pedestrians because they impede crossing north-south and east-west through the site. Better access through the area would provide a great benefit to local residents.

Any redevelopment in the Study Area is likely to find it necessary to undertake major road infrastructure expenses, and because of this, there is a finding of *Predominance of Defective or Inadequate Street Layout* in the Study Area.



*The street grid is incomplete in the former hospital campus*

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

The 21 real property parcels in the Study Area were examined for proper access as well as proper size and configuration as to not hamper redevelopment under current zoning codes.

No parcels were found to lack access from the public right-of-way, nor were any found to be too small or awkward to be redeveloped without assemblage among multiple property owners; on the contrary, it is possible that some of the larger hospital complex parcels will have to be subdivided to be appropriate for moderate scale development. One exception was a small parcel that serves as a site for a half of a detached garage for an adjacent duplex; but this isolated parcel is under the same ownership as half of the duplex, and is only a separate parcel because of the configuration of the site. It doesn't pose a serious barrier to redevelopment.

No finding of *Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness* has been made.

## **Unsanitary or Unsafe Conditions**

Although stormwater pipes in the Study Area are undersized and need to be upgraded, there are no signs of standing water in the Study Area due to drainage problems (see page 30 for a discussion of utility systems). Areas under demolition were adequately fenced off from pedestrians and vehicles, and sidewalks were in generally good condition except in a few isolated instances.

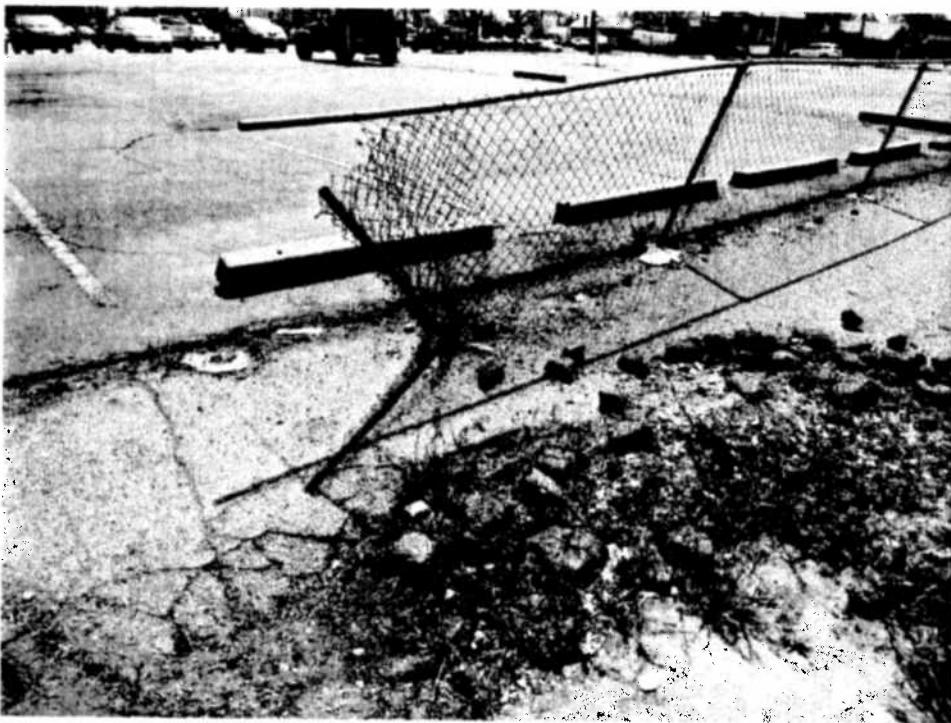
Crime data from the Denver Police Department shows that during the previous 12 months (May 2012 - May 2013) the Study Area experienced crime levels consistent with or slightly lower than the surrounding area, and it is therefore not considered unsafe from that perspective. 17 instances of crime were reported in the Study Area over that time period, mostly involving property crime; only one instance was categorized as violent crime. This represents a modest crime density compared to the West Colfax Corridor as a whole. None of the data suggested elevated crime due to blighted conditions in the Study Area itself.

No finding of *Unsanitary or Unsafe Conditions* has been made in this Conditions Study.

## Deterioration of Site or Other Improvements

Site improvements in the Study Area were often found in poor condition during the field survey, including some internal parking and pavement surfaces, fencing, and signage. The collective instances of blight generally indicate deterioration and a lack of maintenance. In some areas, grass grew through cracks in pavement, fencing around parking lots was damaged, and internal roadways and curb cuts were found in disrepair.

The physical condition of site improvements throughout the Study Area warrant a finding of *Deterioration of Site or Other Improvements*.



*Broken internal pavement and a fence in disrepair*



*A broken electrical conduit no longer conforms to code*



*Patches of deteriorated pavement in interior parking lots*



*Deteriorated curb cut*



*Areas that showed lack of maintenance were common*





*Broken fence*

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

The City & County of Denver's 2009 *Stormwater Master Plan* reveals that while nearby Sloan's Lake provides plenty of water detention to the surrounding area, some storm pipes that convey runoff to lake are undersized. A major potential storm event large enough to be expected every two years or a storm large enough to be expected every five years would overwhelm the stormwater pipes along 17th Avenue and Colfax Avenue, respectively.

Other infrastructure upgrades are needed in the Study Area as well. As discussed on page 23, the urban street grid is incomplete in the portion of the Study Area formerly occupied by the St. Anthony Hospital campus, and should be expanded to provide better internal site access as well as better through access for vehicles and pedestrians. Additionally, some of the pavement along public rights-of-way was found in poor condition. This represents a significant expense for the City or any master planned development that may occupy the Study Area someday.

Overhead utilities were found throughout the Study Area, especially in the southern portion. While overhead utilities are common in the neighborhood, they may need to be undergrounded with any redevelopment, or rerouted in some cases. Active billboard leases were found along Colfax Avenue that also represent a potential impediment to redevelopment, as their leases must expire or be terminated before they can be removed or reconfigured.

There was no unusual topography found in the Study Area that would substantially impair investment or redevelopment.

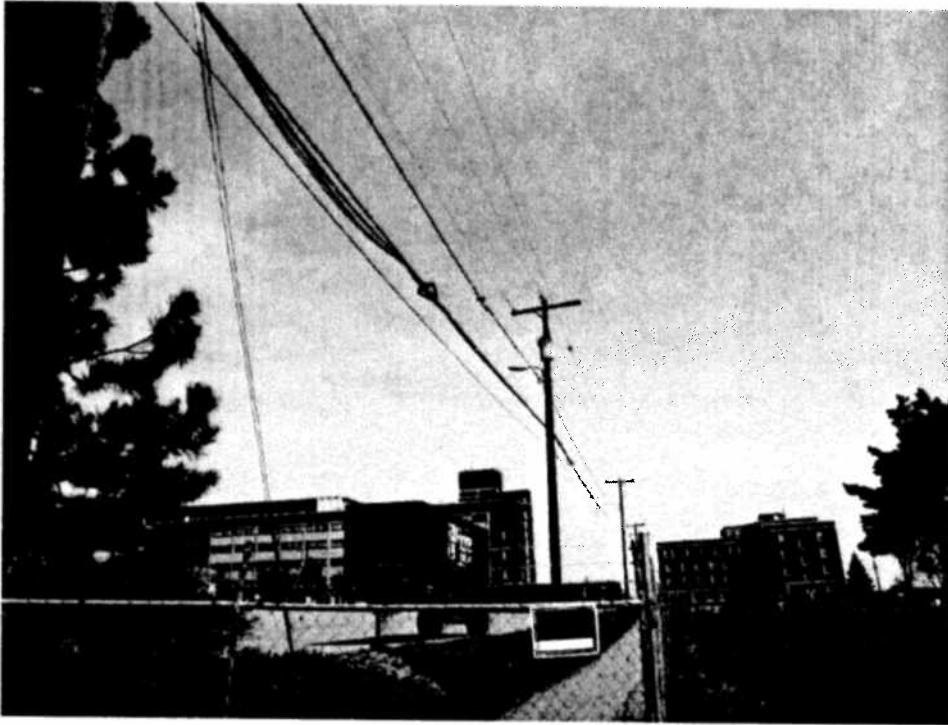
Because of the upgrades to utility and infrastructure systems that will be needed to support redevelopment, there is a finding of *Unusual Topography or Inadequate Public Improvements or Utilities* in the Study Area.



*Deteriorated pavement in the public right-of-way*



*Active Billboard Leases*



*Overhead utilities throughout the campus and elsewhere may need removal or rerouting*



*Sidewalk infrastructure will need to be rebuilt*

### **Defective or Unusual Conditions of Title Rendering the Title Non-marketable**

Individual property titles for the 21 real property parcels in the Study Area were not examined for restrictions or other language that could potentially hamper redevelopment. That does not mean, however, that defective or unusual title conditions do not exist in the Study Area.

For the purposes of this Study, no finding of *Defective or Unusual Conditions of Title Rendering the Title Non-marketable* was made.

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

Adequate access to fire hydrants is provided in the Study Area, although there is one vacant property that may need additional hydrants installed with any new construction. There was sufficient access for emergency vehicles to operate effectively.

There is no finding of *Existence of Conditions that Endanger Life or Property by Fire or Other Causes* in the Study Area.

**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**

During the field survey, deteriorated structures and building elements were observed, but not to the extent where the structures could be considered a hazard to occupants. No building experienced a pattern of code violations suggesting that it was unfit for occupation.

The former St. Anthony Hospital campus was undergoing demolition at the time of the field survey, but any structural deficiencies as a result of this temporary process cannot be considered for the purposes of this Study; all buildings had been vacated long before.

For the purposes of this Study, there is no finding of *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*.

## **Environmental Contamination of Buildings or Property**

This Study included a Phase I Environmental Site Assessment (ESA) document review by an ASTM-defined environmental professional. A Phase I ESA completed by Landmark Environmental, Inc. in July 2012 found numerous environmental issues in the Study Area.

There are three buildings in the Study Area that were confirmed as possessing asbestos containing materials (ACM). These buildings are the main hospital building, the Raleigh Building in the southwest portion of the Study Area along Colfax, and the Kuhlman Building in the northeast corner of the Study Area. The main hospital building was being abated and demolished at the time of this Study, but the other two large structures with ACM are planned to be reused. Both will need to be mitigated at substantial cost to the redeveloper.

Additionally, the former hospital campus has a history of leaking underground storage tanks, which have since been remediated. Two twenty-year-old diesel underground storage tanks are still present on the site, but are planned for removal in the future. Their condition is unknown, but the Phase I found fuel near the shut-off valve sump for the diesel tanks, and this could indicate the presence of groundwater contamination.

Other potential groundwater issues exist. A confirmed leaking underground storage tank exists to the west of the former hospital campus. This release did not happen within the Study Area, but is upgradient and therefore groundwater could be impacted. These groundwater issues are a potential cause for concern, but do not directly contribute to a finding of environmental contamination because of their uncertain, unconfirmed nature.

The presence of asbestos, however, is sufficient grounds for a finding of *Environmental Contamination of Buildings or Property*.

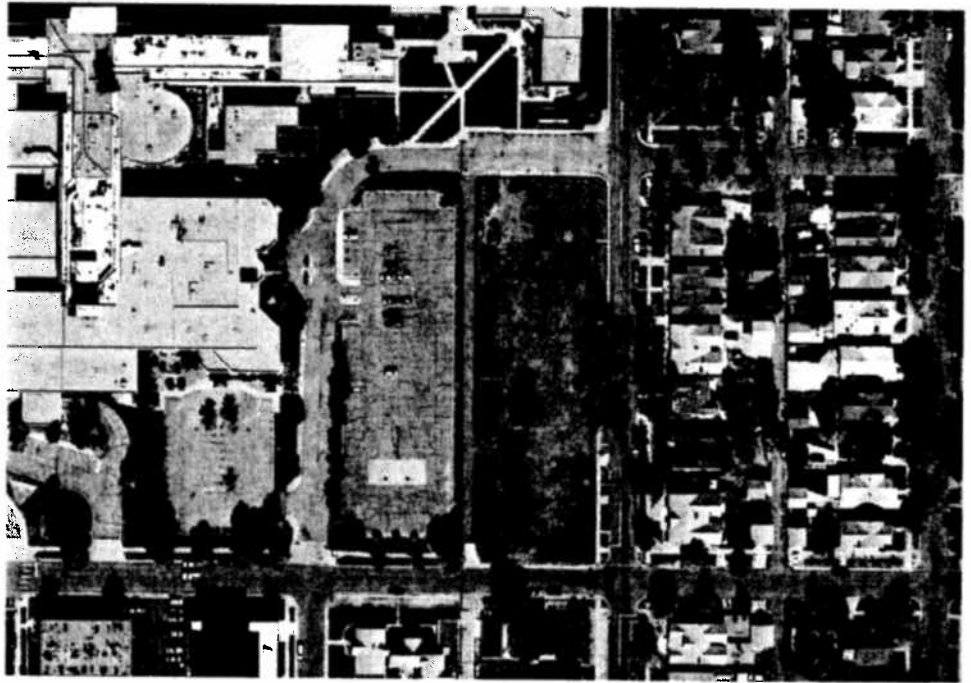
## **The Existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements**

The Study Area is about two thirds vacant and underutilized. This is mostly concentrated in the former hospital campus; all former hospital buildings are vacant, the parking garages are mostly unused, and one large parcel sits completely empty. This is in contrast with the surrounding neighborhood, which is an established urban area.

As mentioned on page 25, public safety responses to the area are on par with the surrounding West Colfax Corridor, and do not meet the threshold needed to be considered "High Levels of Municipal Services." A similar situation exists for code enforcement responses and fire department responses. Conditions of blight resulting from high levels of municipal services are therefore not present.

Although abnormally high levels of municipal services are not required by properties in the Study Area, underutilization and vacancy is widespread. Therefore, there is a finding of *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 the Study Area.





*The lot at W Conejos Pl & Perry St is vacant; the adjacent lot is underutilized*



*The hospital campus lies completely vacant*

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## Section 6: Study Summary and Recommendation

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

- *Slum, deteriorated, or deteriorating structures*
- *Predominance of Defective or Inadequate Street Layout*
- *Deterioration of Site or Other Improvements*
- *Unusual Topography or Inadequate Public Improvements or Utilities*
- *Environmental Contamination of Buildings or Property*
- *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 improvement*

### 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 **six** 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 considered a "blighted area."