



U.S. Highway 85 Corridor

Conditions Survey

Fountain, Colorado

Surveyed in September / October 2007 and April 2008

Report Submitted January 2008, revised April 2008

Prepared for:

Fountain Urban Renewal Authority
Fountain, Colorado City Council

Prepared by:

Leland Consulting Group (LCG)



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1.0 Introduction

The following report, the *U.S. Highway 85 Corridor Conditions Survey*, was prepared for the Urban Renewal Authority of Fountain in September and October of 2007 and in April 2008. The purpose of this work was to analyze conditions within a defined Survey Area (also referred to here as “the Area”) located within the City of Fountain and El Paso County, Colorado, in order to determine whether factors contributing to blight are present and whether it is, therefore, eligible as an urban renewal area under the provisions of Colorado State Statute.

The boundaries of the Area are generally defined as the U.S. Highway 85 Corridor from the Town of Security Main Street alignment on the north, through Downtown Fountain to the confluence of U.S. 85, Interstate 25 and the Atchison Topeka and Santa Fe railway on the south (approximately the Charter Oak Ranch Road alignment, extended). Throughout its length, the Survey Area includes the U.S. 85 right-of-way, but is otherwise irregular in its east-west extent. *A map depicting the exact Area boundaries is presented as an Appendix to this report.*

Establishment of an urban renewal area will allow the City of Fountain, through its urban renewal entity, to use designated powers to assist in the redevelopment of properties and improvements within its urban renewal area boundaries.

1.1 Definition of Blight

This study represents an important step towards achieving goals set out in the City’s master planning documents specifically related to redevelopment and



reinvestment. In addition, it is the first step in the process to determine if the Area qualifies as a “blighted area” eligible for urban renewal. A determination of blight is a cumulative conclusion based on the presence of several physical, environmental, and social factors defined by state law. Indeed, blight is attributable to a multiplicity of conditions, which, in combination, tend to contribute to 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 Colorado 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 or other causes;*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) Environmental contamination of buildings or property;*
- (k.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;*
- (l) If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if an, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.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 (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

Source: Colorado Revised Statute 31-25-103(2).

According to state law, it is not necessary for every condition of blight to be present in an area in order for it to be eligible for urban renewal status. Rather, an area qualifies as blighted when four or more conditions are present (or five conditions, in cases where the use of eminent domain is anticipated). In addition, conditions need not be present on each parcel, but must be found somewhere in the Area as a whole. With this understanding, the *U.S. Highway 85 Corridor Conditions Survey* presents an overview of conditions within the Area sufficient to make a determination of blight. The “Summary of Findings” presented in the last section provides conclusions regarding the analysis and presence of qualifying conditions in key areas; however, the Fountain City Council will make a final determination of blight based on the extent to which those conditions constitute a liability for the Area.

1.2 Study Methodology

Leland Consulting Group (LCG) personnel conducted multiple field investigations in September / October 2007 and again in April 2008 for the purpose of documenting conditions within the categories of blight set out in the state statute. Pertinent Geographic Information Systems (GIS) data were obtained from El Paso County and from the City of Fountain and subsequently analyzed by Leland Consulting Group. Additional information was obtained through interviews with property owners, local officials and representatives



from the Fountain Fire and Police, as well as from Code Enforcement and Economic Development Departments.

In order to organize the conditions data and prepare supporting graphic illustrations of the findings, the Area’s 768 legal parcels were aggregated into 66 “survey blocks¹.” These blocks were assigned a unique identification number, which is reflected in the maps and field ledger located in the Appendix.

1.3 Report Format

The *U.S. Highway 85 Corridor Conditions Survey* is presented in four sections and an Appendix. Section 1.0 presents an overview of the project, a definition of “blight,” and the study methodology. Section 2.0 presents a description of the Area and an overview of existing conditions. Section 3.0 defines the primary categories of blight and documents conditions which are present within each category. Section 4.0 summarizes the findings from the research.

2.0 Area Overview and Description

2.1 Survey Area Description

As described above, this report presents a summary of conditions in an area generally defined as the U.S. Highway 85 Corridor from the Town of Security Main Street alignment on the north, through Downtown Fountain to the confluence of U.S. 85 and Interstate 25 on the south (approximately the Charter

¹ The process of aggregating parcels into blocks for this analysis was done arbitrarily in GIS based on geographic proximity, in advance of any field observations. In some cases, these blocks correspond to county assessor’s lot and block designations, but this is largely coincidental.



Oak Ranch Road alignment, extended). Throughout its length, the Survey Area includes the U.S. 85 right-of-way, but is otherwise irregular in its east-west extent.

The northern portion of the Area includes commercial and multi-family uses near the highway, while the central section widens around the Exit 132/Mesa Ridge Parkway area to include vacant land and industrial uses around the interchange to the south. The southern section widens again to include the original downtown area of Fountain from approximately Fountain Street on the west to the railroad right-of-way on the east. The Survey Area in this southern section includes uses west of Fountain Creek and properties in the four quadrants of the Interstate 25 / Exit 128 interchange. *A map depicting the exact Area boundaries is presented as an Appendix to this report.*

The Survey Area in its entirety contains 746 legal parcels. In terms of acreage, the Area consists of approximately 1,024 total acres (including streets and / or rights-of-way).

2.2 Survey Area Context

The City of Fountain itself is irregular in shape and predominantly linear – due in large part to the physical influences of Fountain Creek, railway right-of-way, Interstate 25 and U.S. 85. U.S. Highway 85 and Interstate 25 influence land uses in the northern portion of the Survey Area, while the community’s historical downtown influences the existing built environment in the southern portion. A wide range of land uses including highway-oriented commercial, industrial, single- and multi-family residential, vacant, public and open space can be found



throughout the Survey Area. In addition, the U.S. Highway 85 right-of-way and rail right-of-way traverse the Area north to south. While most properties are located within the City of Fountain, some parcels lying in unincorporated El Paso County were also included. The City elected to survey these unincorporated parcels as they are located in potential future annexation areas.

Because uses in the City of Fountain have historically been influenced by the community's proximity to the Fort Carson army installation, many cater to an inherently transient population base. As such, there are a disproportionate number of mobile home parks, mid- to lower-income apartments, and single-family rental houses relative to comparably sized municipalities.

The northern end of the Survey Area includes primarily auto-oriented and community retail uses, with some multi-family apartments and mobile home residences to the south. The central portion of the Survey Area, near the Interstate 25 / Exit 132, is made up of a variety of land uses including industrial, storage/salvage yards, mobile homes, and vacant land. This portion of the Area includes an important, and still developing, interchange where U.S. 85 intersects Mesa Ridge Parkway (also known as State Highway 16). Just east of the Survey Area, Mesa Ridge Parkway turns from its east-west alignment towards the north to become the southern end of Powers Boulevard. Further south, along U.S. Highway 85, near Lykman Drive, a Salvation Army facility, auto sales and storage yard, a car wash, church and vacant land are located.

The southern portion of the Area widens to include original Downtown Fountain, with its commercial, civic and residential uses – primarily older construction on smaller lots on a traditional street grid, yet, gravel/dirt alleys. This southern portion also includes an area west of Downtown, off Exit 128, that



includes smaller single family detached homes and several clusters of both rental and ownership mobile homes. Several multi-family apartment buildings can also be found, along with commercial retail development, repair, storage/salvage and other industrial uses. An apartment fire in 1977 gutted two multi-unit apartment buildings in the area which later caught fire in 1981 (while vacant), injuring several volunteer firefighters. Other apartment buildings in the vicinity of Exit 128 have extensive histories of poor-management and illegal occupants.

3.0 Determination of Area Conditions

Significant findings of the *U.S. Highway 85 Corridor Conditions Survey* are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted during September and October of 2007 and again in April 2008. Properties, along with public improvements adjacent to the Survey Area, were evaluated and deficiencies noted. As previously explained, the purpose of this effort was to determine whether conditions of blight, as defined by the Colorado State Statute, exist such that they constitute a liability. The principal categories of blight considered, as outlined in the Statute, include: building conditions; site conditions; unusual topography or inadequate public improvements; environmental contamination; endangerment from fire or other conditions; unhealthy or unsafe building conditions; and, high service demands or underutilization of sites. A summary is provided in the last section of this Survey.



3.1 Building Conditions

The condition of *Slum, Deteriorated or Deteriorating Structures* (Condition A) is primarily identified through field survey work, examination of aerial photography, and observation of exterior physical conditions among properties within the Survey Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/ downspouts, exterior finishes, windows and doors, stairways/fire escapes); and, exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

Examples of Condition (a): Slum, Deteriorated and Deteriorating Structures







The condition of structures in the Area varies considerably from -- visibly dilapidated older buildings (both occupied and unoccupied), to somewhat deteriorating, yet generally sound buildings, to well-maintained and even new structures. The shopping center at the north end of the Area is an example of buildings that appear sound externally, yet have a history of building defects and deterioration (including interior problems). A bowling alley in the area has deteriorating exterior surfaces, walls and loading areas. Apartments located to the south along Southmoor Drive exhibit signs of weathering on their external structures.

Further south, in the vicinity of Exit 132, there are examples of deteriorating roofs, wall, fascia, gutter/downspout, exterior finish, windows, doors, fences/gates and outbuildings. Deterioration is especially pronounced around the former location of Dick's Rock Shop and in the trailer park located on Southmoor Lane, shown below.



A farmhouse located in the southeast quadrant of Mesa Ridge Parkway and U.S. 85 (Block 11 on the maps in the Appendix) is also dilapidated, as shown in the image below.



Further south, in Survey Blocks 14 and 15, are two residences and storage/ salvage businesses with some structural deterioration, especially in their outbuildings. A strip shopping center in Survey Block 15 has roof and exterior surface deterioration, as shown here.



Further south, Block 16 includes some reasonably well-maintained buildings along with deteriorating and dilapidated structures, including vacant light industrial buildings near Mt. View Lane. Downtown Fountain maintains a mix of well-kept and deteriorating structures. Newer

public buildings such as Fountain City Hall, the Fountain Branch Library, Fountain Fire and Police Stations, and Aragon Elementary School all appear to be in excellent condition, while other large facilities including the Fountain YMCA and Fountain Health Clinic are showing signs of structural decay. Older private homes near Downtown are generally in better condition than their outbuildings such as garages and storage sheds, many of which are in disrepair.



Most of the worst structural damage can be found west of Fountain Creek in the vicinity of Exit 128. Abandoned and semi-abandoned apartment buildings present the most pronounced slum-like conditions, however many trailer homes



in the area are also quite deteriorated. Ironically, a pocket of well-maintained modest single-family homes is located in the area (Survey Blocks 43, 44 and 46) surrounded by some of the worst conditions in the Survey Area. East of U.S. 85, several commercial structures and outbuildings show evidence of deterioration.

Generally speaking, trailer homes south of Exit 128 are in better structural condition than those to the north, however examples of deterioration were still found in each trailer park surveyed.

A large distribution facility located west of I-25 (Survey Block 56) is in reasonably good condition, as is the newer Super 8 Motel, while other commercial structures such as the truck stop, o motels and light industrial facilities show signs of structural deterioration.

A more detailed inventory of deteriorating structures by survey block can be found in the Field Survey ledger in the Appendix. A corresponding map in the Appendix illustrates their location.



3.2 Site Conditions

The evaluation of site conditions is divided into four categories according to the definition of blight: b) defective or inadequate street layout; c) faulty lot layout; d) unsanitary or unsafe conditions; and e) deterioration of site or other improvements. Representative conditions among each category of site deterioration are described as follows:

Condition (b): Defective or Inadequate Street Layout - Conditions typically associated with defective street layout include poor vehicular access and/or internal circulation; substandard driveway definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points); offset or irregular intersections; and, substandard or non-existent pedestrian circulation.

Condition (c): Faulty Lot Layout - Conditions typically associated with faulty lot layout include faulty lot shape and/or layout and inadequate lot size. Poor access is also considered to be an indicator of faulty lot layout.

Condition (d): Unsanitary or Unsafe Conditions - Conditions typically considered unsanitary or unsafe include: poorly lit or unlit areas; cracked or uneven sidewalks; poor drainage; environmental contamination; buildings located within a floodplain; uneven grading or steep slopes; the existence of trash, debris, weeds, abandoned vehicles; and, a high incidence of reported crime, graffiti or other forms of vandalism or vagrant activity.

Condition (e): Deterioration of Site or Other Improvements - Site conditions typically considered to be substandard or undesirable include: the presence of billboards,



neglected properties, and unscreened trash or mechanical storage areas; deterioration of parking surfaces; lack of landscaping; and, other general site maintenance problems.

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

3.2.1 Defective or Inadequate Street Layout

The Area includes two major highway rights-of-way (Interstate 25 and U.S. Highway 85), one major river (Fountain Creek) and two railroad alignments – all within a narrow geography. Because of this physical arrangement, vehicular access via city streets is constrained and awkward in many cases and impossible in others. The absence of a coherent arterial collector street grid has impeded sound development in much of the Survey Area and as such has been the primary defect noted in this Survey. Despite dirt and gravel alleys (which are substandard), Downtown Fountain, with its historical platting, has the most navigable street layout.

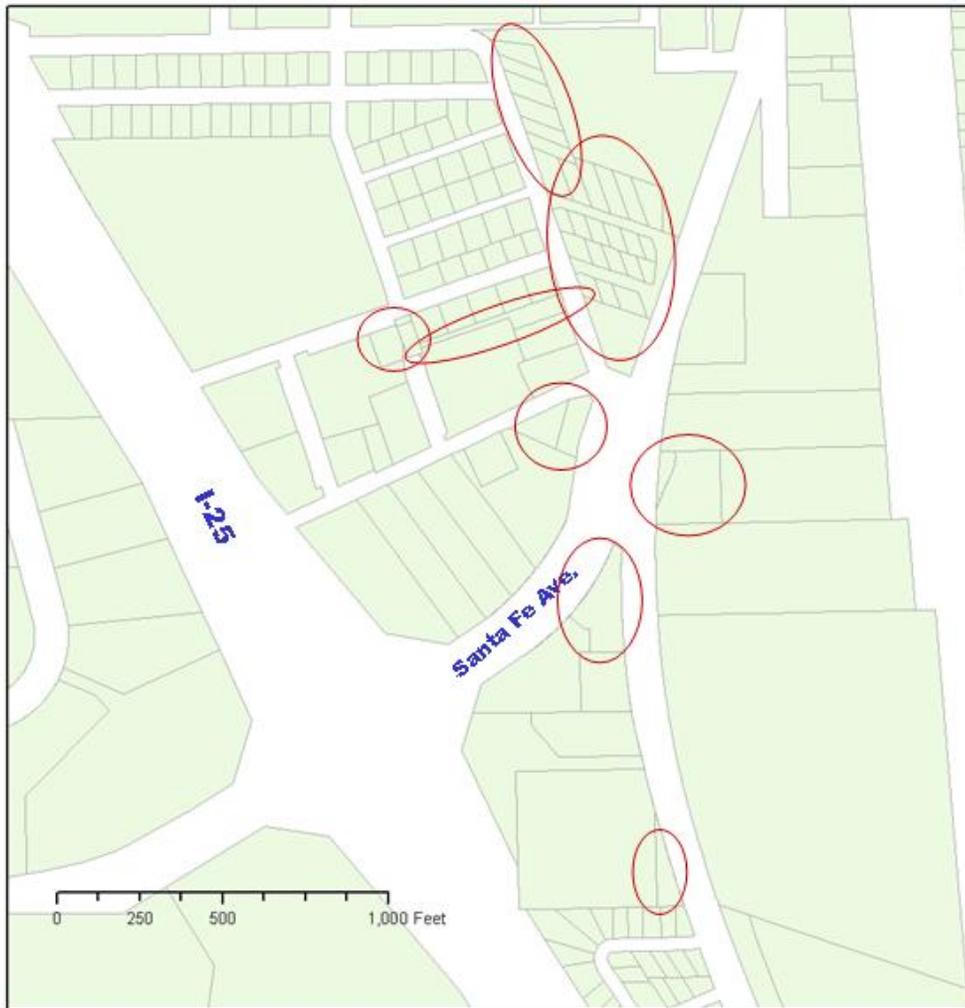
A more detailed inventory of types and instances of Condition B by survey block can be found in the Field Survey ledger in the Appendix. A corresponding map in the Appendix illustrates their location.

3.2.2 Faulty Lot Layout

The layout of lots within the Survey Area is impacted by the same physical features (both natural and man-made) listed in the discussion under *Defective Street Layout* (Condition C). In fact, all parcels found to have faulty street layout



due to inadequate vehicular access, also have a faulty lot layout, since adequate access is a necessary condition of adequate lot layout. Parcel shape and size are also affected by the many intersecting linear features in the Area, resulting in lots too small to be considered for redevelopment in today's market. Triangular and other oddly-shaped lots that are less conducive to sound development can also be found.



Examples of Condition (C): Faulty Lot Layout



Although lots Downtown are generally small, they are appropriate in the context of surrounding uses and, therefore, generally considered redevelopable. The parcels west of I-25, while not in a platted grid, are generally well suited to highway-oriented development. Most of the other survey block areas, however, include lots that suffer from difficult-to-develop conditions of size, shape, layout and / or accessibility.

A more detailed inventory of types and instances of Condition C by survey block can be found in the Field Survey ledger in the Appendix. A corresponding map in the Appendix illustrates their location.



3.2.3 Unsanitary or Unsafe Conditions

The presence of *Unsanitary or Unsafe Conditions* (Condition D), generally speaking, suggests the presence of Deteriorating Structures - already discussed above. In addition to structural safety issues, there are multiple examples of poorly lit areas, unscreened trash and mechanical equipment, and cracked or uneven sidewalks. Because of its history as the fringe of the larger Colorado Springs Metropolitan Area, Fountain has many lots where dumping, salvage and storage practices are inconsistent with the health and safety standards of larger urbanized communities. While only a few interior inspections were conducted as part of this analysis, interviews with Fountain's fire and code enforcement officials suggest that many properties within the Area (particularly in the Exit 128 vicinity) may have health and safety concerns far worse than what is visible from exterior inspections.



A more detailed inventory of types and instances of Condition E by survey block can be found in the Field Survey ledger in the Appendix. A corresponding map in the Appendix illustrates their location.

3.2.4 Deterioration of Site and Other Improvements

Deterioration of Site and Other Improvements (Condition E) is a condition that generally follows the geographical distribution of *Deteriorated Structures (Condition A)*. Some survey blocks without structures may also have conditions of site



deterioration if there is dumping, excessive litter or weeds, or other general site neglect. Many properties in the Survey Area suffer from deteriorating parking surfaces. Others have a lack of landscaping (in areas where landscaping would be required or expected of new development). The photographs below show some of the more pronounced instances of site deterioration and neglect.





A more detailed inventory of types and instances of Condition E by survey block can be found in the Field Survey ledger in the Appendix. A corresponding map in the Appendix illustrates their location.

3.3 Unusual Topography or Inadequate Public Improvements

Topography is considered to be a factor when steep slopes or other physical land features inhibit development. Public improvements are considered inadequate



when any of the following are absent or poorly maintained: street pavement, curbs and gutters, street lighting, sidewalks, water and sewer service, storm sewers and drainage. Public improvements are also considered inadequate (obsolete) where electric and phone utilities are run overhead as opposed to underground.

The area around Fountain Creek is generally the only one where unusual topography could be considered a factor inhibiting sound development, whereas, public improvements, are considered inadequate in many portions of the Survey Area. Poorly maintained roads are most noticeable on the local streets



east of Exit 128, but street pavement deterioration can be found on survey blocks throughout the Area, including portions of U.S. 85 itself. Curb and gutter deterioration, shown in the photo below, can be found throughout the Survey Area. Inadequate storm drainage is a problem on some Survey Area parcels, particularly on Survey Block 66. Although newer sidewalks can be found in portions of Downtown, most of the Survey Area lacks well-maintained sidewalks. The most prevalent factor related to inadequate public improvements is overhead utilities, affecting almost all parcels in the Area.

A more detailed inventory of types and instances of Condition F by survey block can be illustrates their location. A corresponding map in the Appendix illustrates their location.

3.4 Endangerment From Fire or Other Conditions

Inadequate fire prevention/control measures are present when there is a lack of sprinklers in commercial properties and apartments) and / or where properties lie within the 1-percent (“100-year”) flood plain.

Discussions with fire department officials indicate that few commercial buildings in the Survey Area have fire sprinklers (despite a history of apartment fires). Furthermore, each of the Survey Area survey blocks containing trailer parks were believed, by fire officials, to have inadequate fire safety provisions, due to design, construction or maintenance concerns. Fuel storage tanks located just east of Survey Blocks 58 and 61 are believed by fire department officials to be substandard and pose a fire safety (explosion) risk to nearby parcels. Eight survey blocks in the Area were found to lie substantially within the 1-percent flood hazard zone around Fountain Creek. This factor is considered to



pose endangerment to property. Although not shown in the FEMA flood plain documentation for the Survey Area, City officials indicate that floodplain issues negatively impact storm drainage for properties north of Duckwood Road, affecting Survey Block 66.

Specific block-by-block findings related to Condition H are summarized in the Appendix in both map and spreadsheet form.

3.5 Unsafe or Unhealthy Building Conditions

Unhealthy or Unsafe Buildings Conditions (Condition I) are similar to those found under the category *Existence of Conditions that Endanger Life or Property by Fire or Other Causes* (Condition H), and relates specifically to factors of design and construction of buildings that impact their safety. Fire safety problems are reflected in this condition, as well as Condition H.

Fire safety issues, primarily including lack of sprinklers and design /maintenance concerns for units within Area trailer parks, as discussed in the previous subsection, are noted in 46 survey blocks within the Area.





Specific block-by-block findings related to Condition I are summarized in the Appendix in both map and spreadsheet form.

3.6 Environmental Contamination

There are no specific statutory requirements for this factor in the urban renewal legislation. However, the condition is generally considered present where there is documented evidence of the existence of hazardous contaminants in the soils, water or structures of an area.

A number of parcels within the Survey Area are suspected by local officials to contain environmental contamination, and several sites show evidence of unauthorized dumping. However, as of the date of this analysis, no environmental studies were made available that documented the presence of such contamination. Thus, for purposes of this report, none of the survey blocks are shown as having Condition J.

3.7 High Service Demands or Underutilized Sites



High Service Demands or Underutilized Sites (Condition K5) considers two different conditions that can impact the “welfare” of an Area. Sites exhibiting “health, safety, or welfare factors requiring high levels of municipal services” including areas of

high crime or repeated fire code violations, are considered to have a negative impact, per the Statute. While portions of the Survey Area certainly require



frequent attention from fire, police and code enforcement services, there is no strong evidence to indicate that properties within the Area currently place a disproportionate burden on local services.

Areas characterized by “substantial physical underutilization or vacancy of sites, buildings, or other improvements” including vacant lots, parcels with vacant structures, or parcels for which the value of its improvement is disproportionately small relative to the land value, are also considered to have a “blighting” impact. The Survey Area has a number of parcels of vacant land which qualify as underutilized, as well as several buildings which are partially vacant (at least 20 percent), completely vacant or even abandoned. Vacant land can be found scattered throughout the Area, including in the vicinity of Exit 132.

Vacant buildings are more prevalent in the area around Exit 128 area but can be found elsewhere in the Survey Area as illustrated in the maps and documented spreadsheet in the Appendix.



4.0 Summary of Findings

The presence of blight that “...substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare...” [Colorado Revised Statute 31-25-103(2)]

It is the conclusion of this Survey that, within the Area described in this report, there is the presence of adverse physical conditions sufficient to meet criteria established in the Statute. Although many portions of the Area are in adequate



or sound physical condition, significant factors related to structural and site deterioration, lot and street layout, safety, inadequate public improvements and underutilization are present elsewhere in the Area that could lead the legislative body to a finding that the Area is blighted. The conclusion of this Survey is based on the following summary of qualifying conditions. Nine of the 11 possible qualifying blight conditions specified by the Statute were found in the Area. Table 1 summarizes those conditions which are present.

LCG did not perform a title search on any properties within the Area; therefore Condition G (*Defective or Unusual Title Rendering Property Unmarketable*) was not identified.

Table 1
U.S. Highway 85 Corridor Conditions Survey - Summary of Findings

| | Blight Qualifying Conditions | | | | | | | | | | |
|------|------------------------------|-----|-----|-----|-----|-----|------|-----|-----|-----|-------|
| | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k.5) |
| Area | yes | yes | yes | yes | yes | yes | n.a. | yes | yes | no | yes |

Source: Leland Consulting Group.

- (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, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;*



- (j) *Environmental contamination of buildings or property;*
- (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*



U.S. Highway 85 Corridor

Conditions Survey

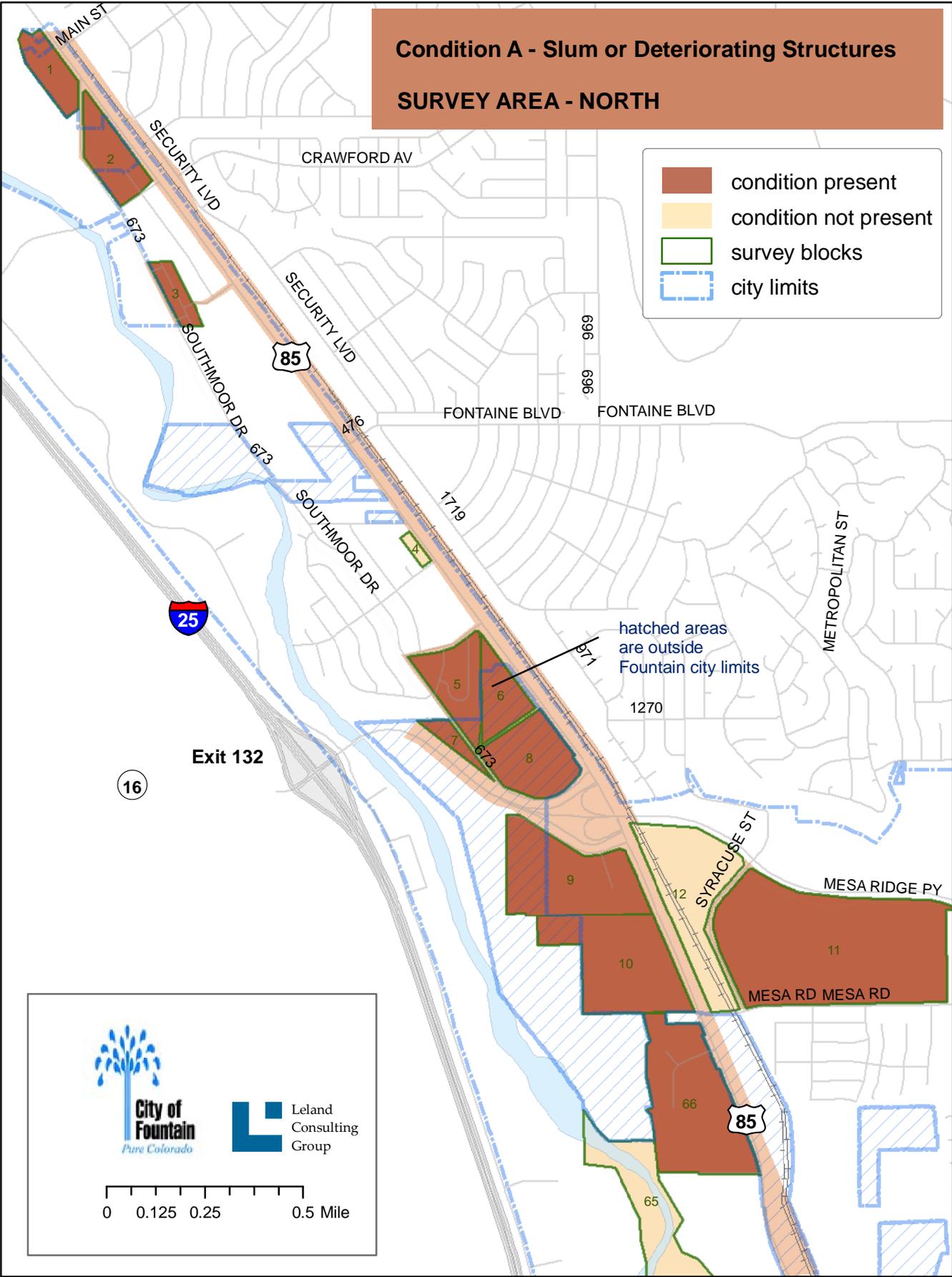
Fountain, Colorado

Appendix

Condition A - Slum or Deteriorating Structures

SURVEY AREA - NORTH

- condition present
- condition not present
- survey blocks
- city limits

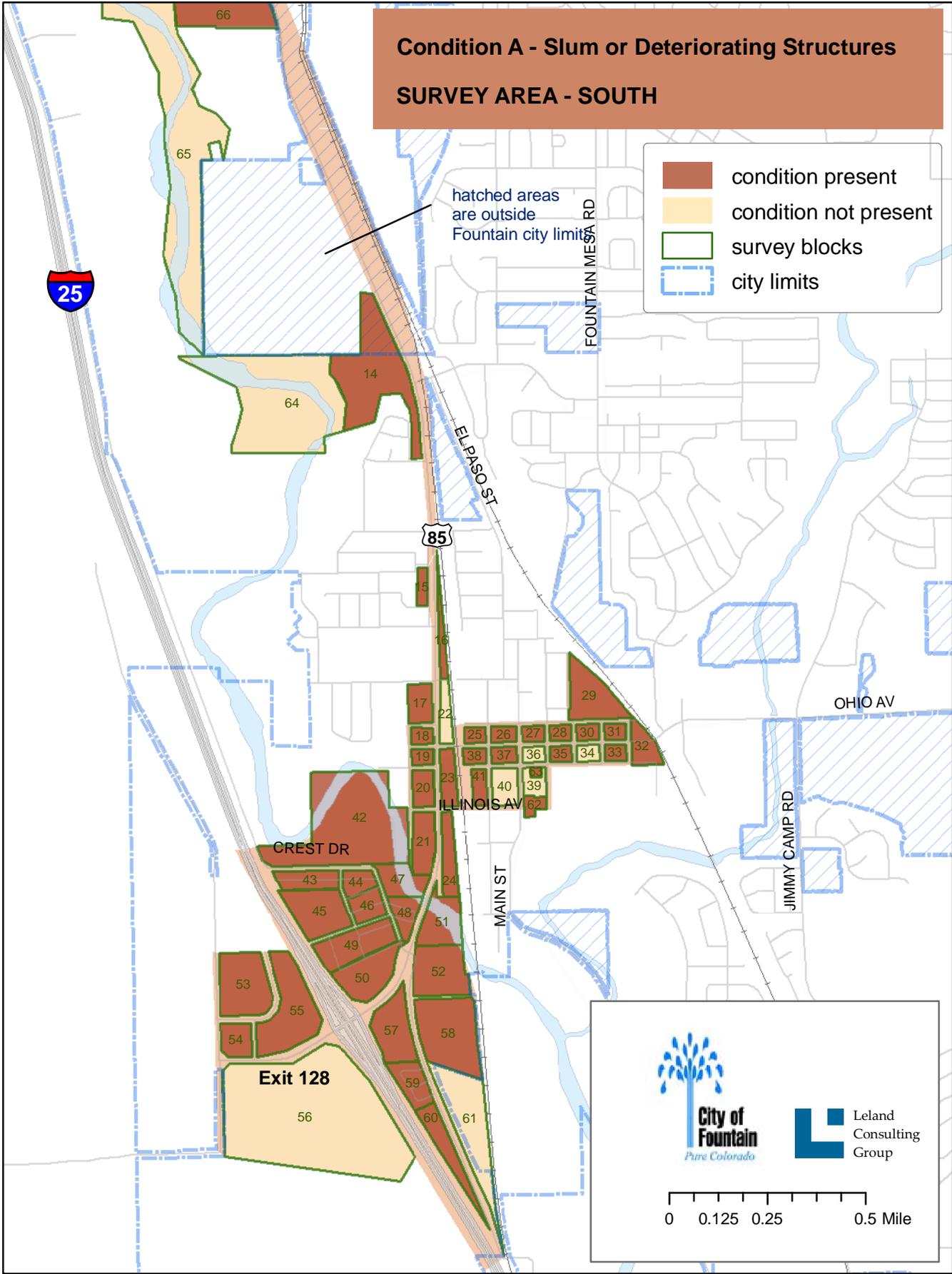


Condition A - Slum or Deteriorating Structures

SURVEY AREA - SOUTH

-  condition present
-  condition not present
-  survey blocks
-  city limits

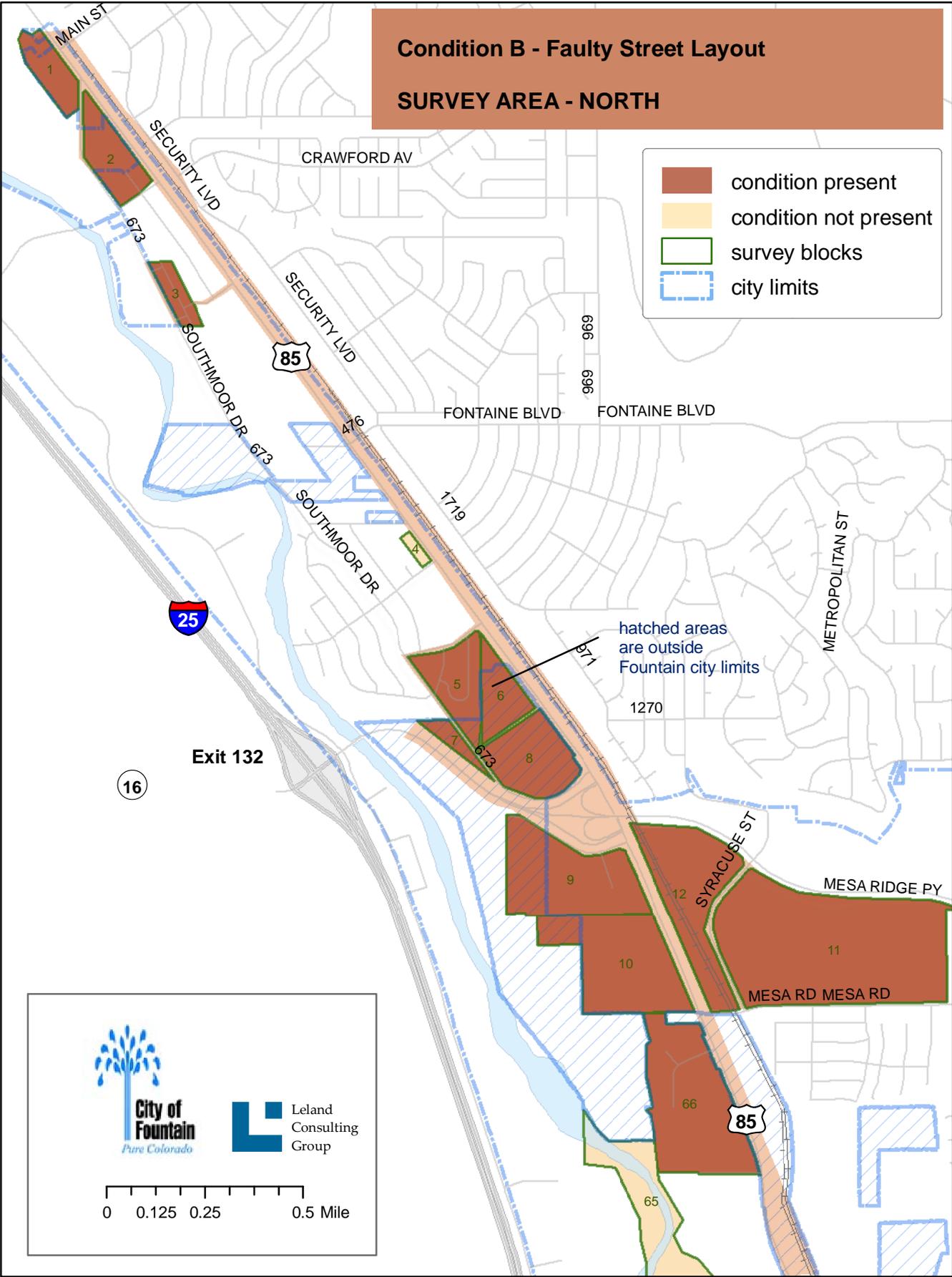
hatched areas are outside Fountain city limits



Condition B - Faulty Street Layout

SURVEY AREA - NORTH

-  condition present
-  condition not present
-  survey blocks
-  city limits

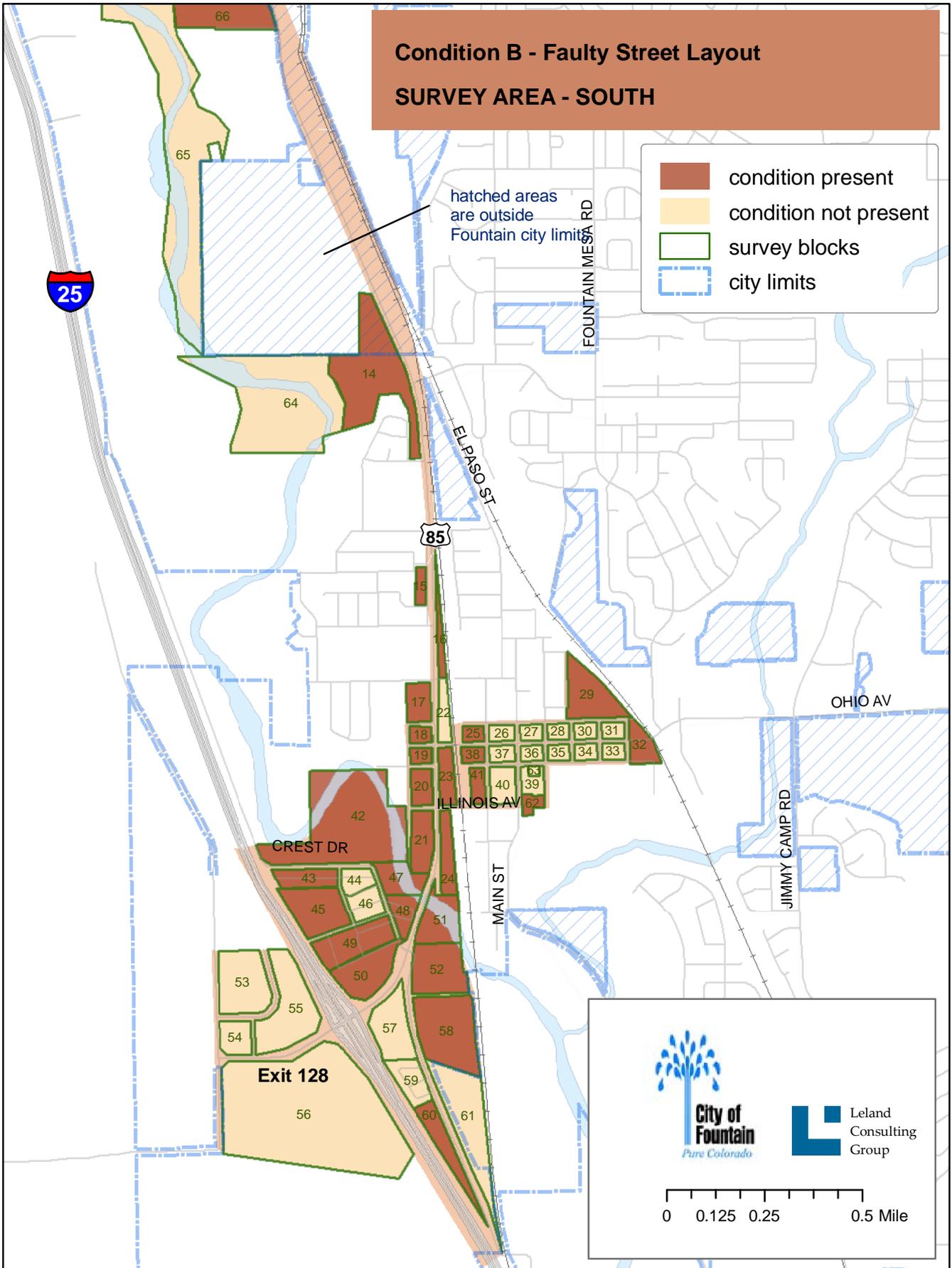


0 0.125 0.25 0.5 Mile

Condition B - Faulty Street Layout SURVEY AREA - SOUTH

- condition present
- condition not present
- survey blocks
- city limits

hatched areas
are outside
Fountain city limits

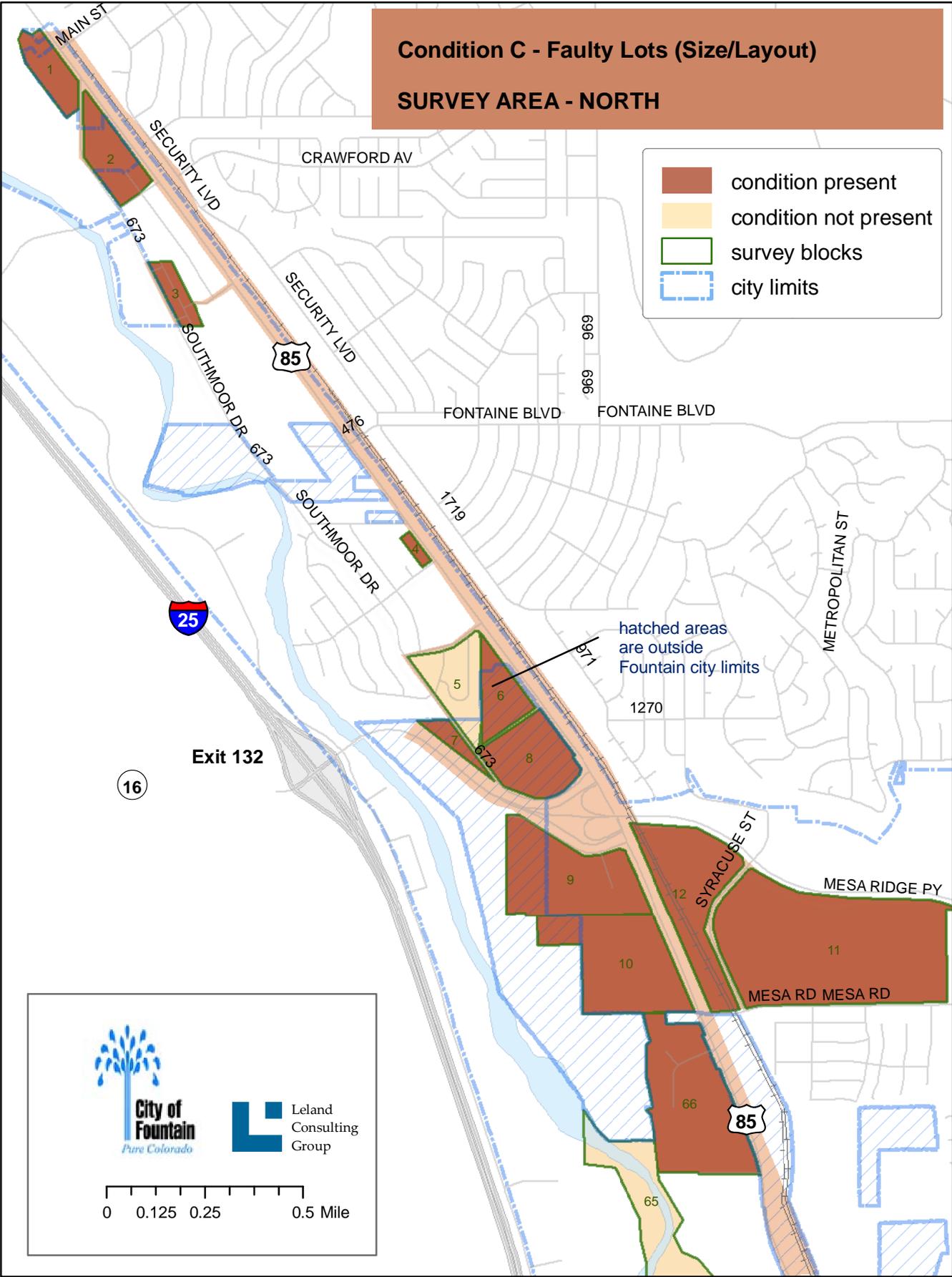


0 0.125 0.25 0.5 Mile

Condition C - Faulty Lots (Size/Layout)

SURVEY AREA - NORTH

-  condition present
-  condition not present
-  survey blocks
-  city limits



City of Fountain
Pure Colorado



Leland Consulting Group

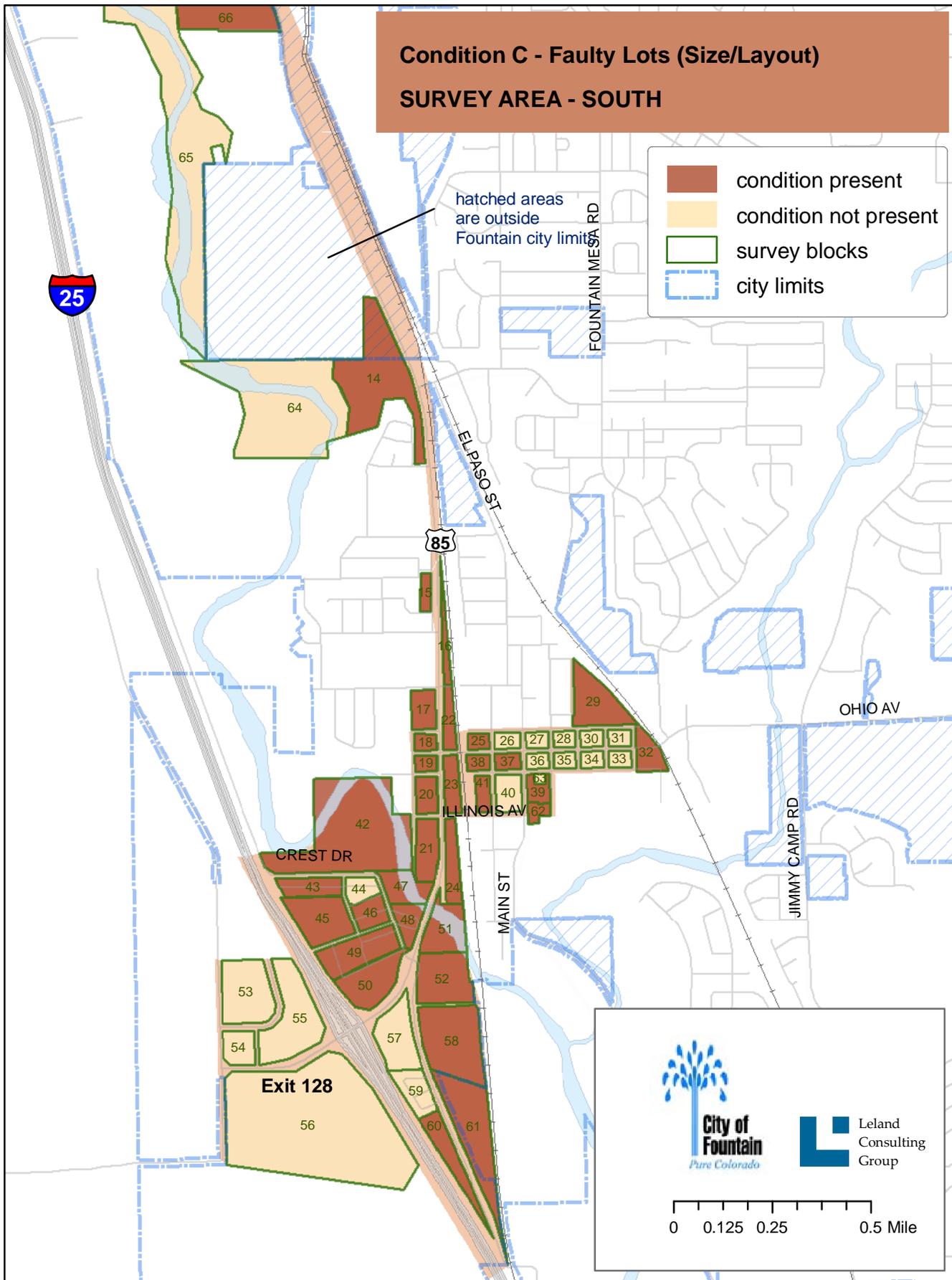
0 0.125 0.25 0.5 Mile

Condition C - Faulty Lots (Size/Layout)

SURVEY AREA - SOUTH

-  condition present
-  condition not present
-  survey blocks
-  city limits

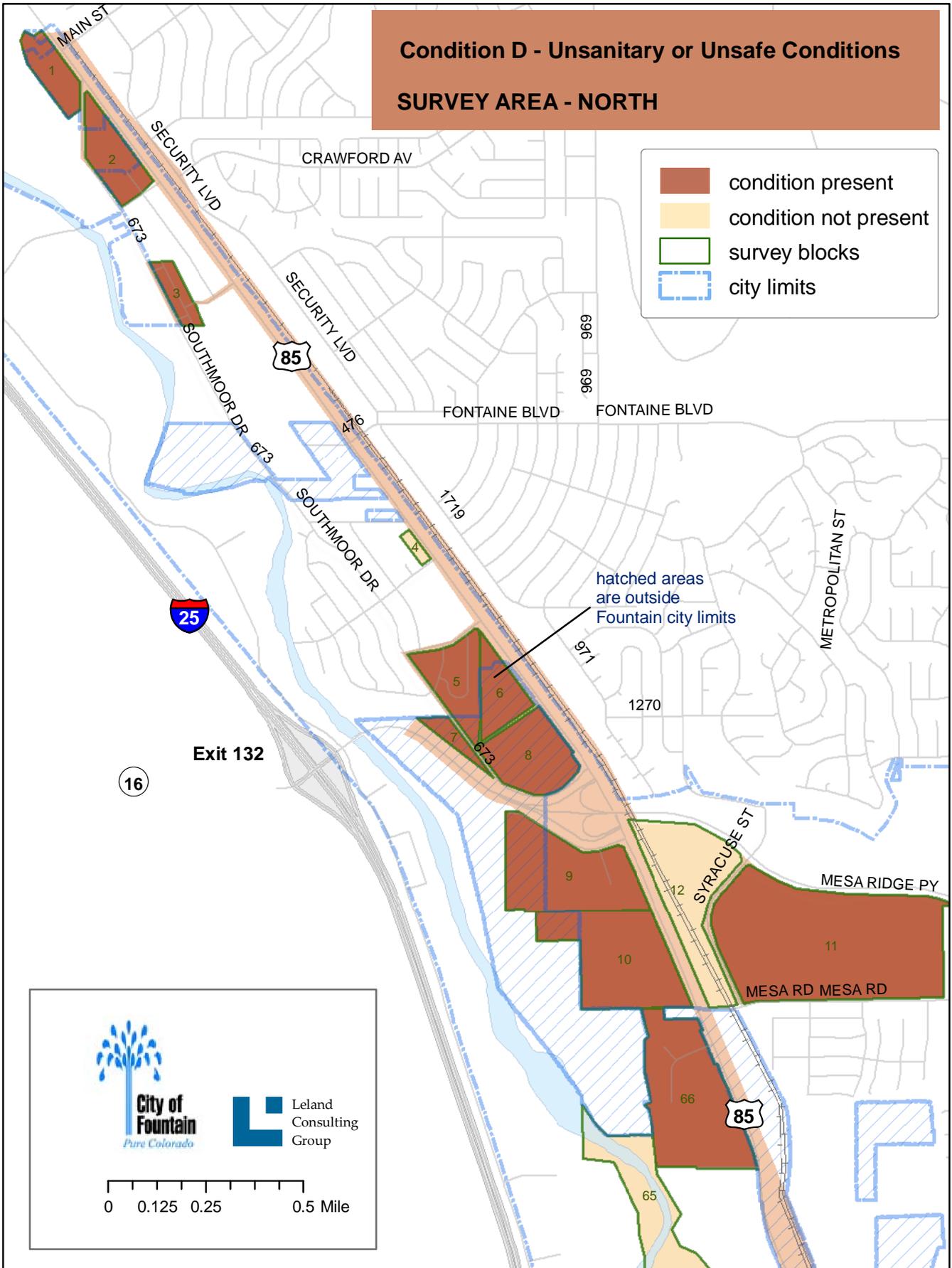
hatched areas
are outside
Fountain city limits



Condition D - Unsanitary or Unsafe Conditions

SURVEY AREA - NORTH

| | |
|---|-----------------------|
|  | condition present |
|  | condition not present |
|  | survey blocks |
|  | city limits |

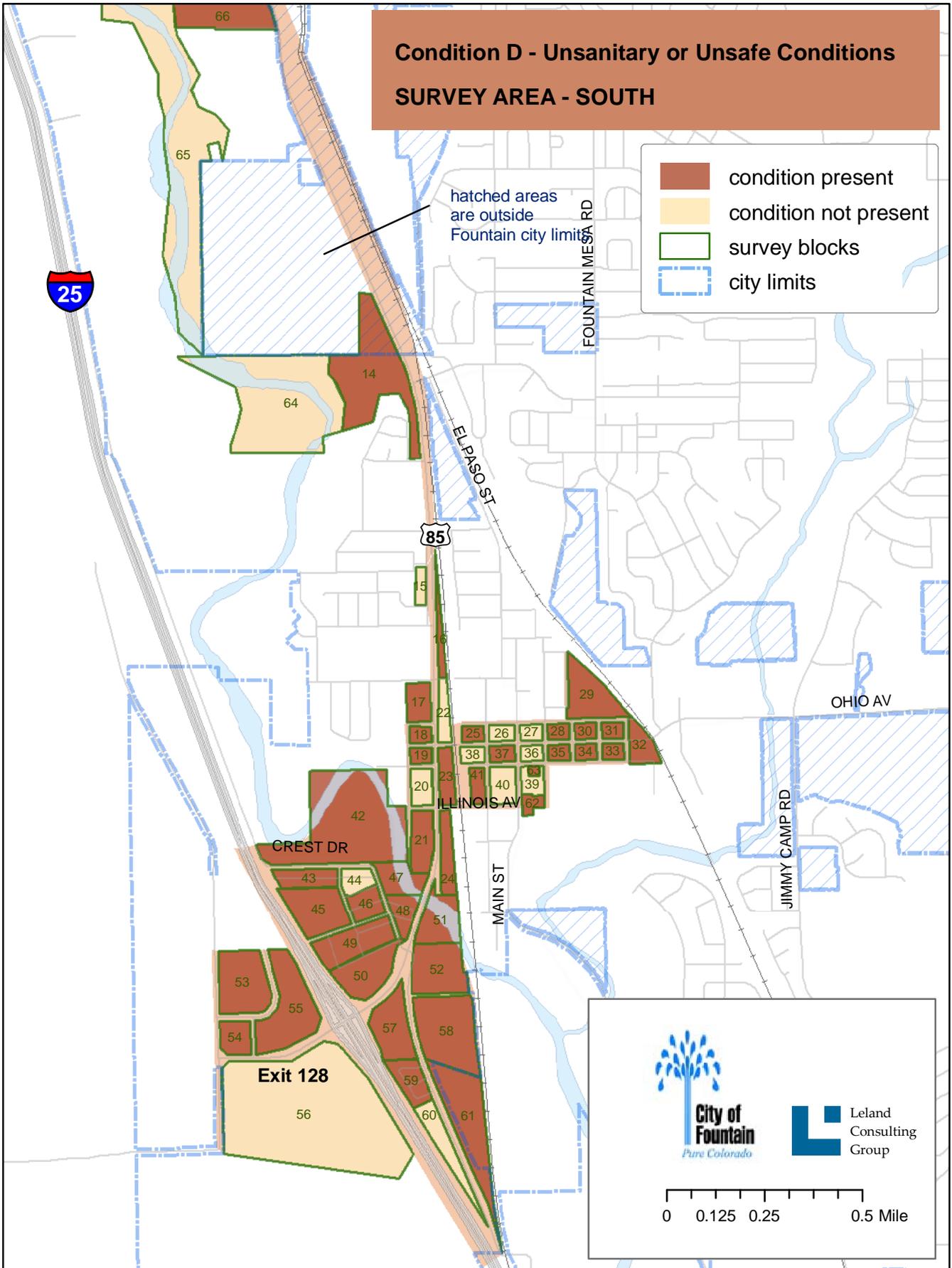


0 0.125 0.25 0.5 Mile

Condition D - Unsanitary or Unsafe Conditions SURVEY AREA - SOUTH

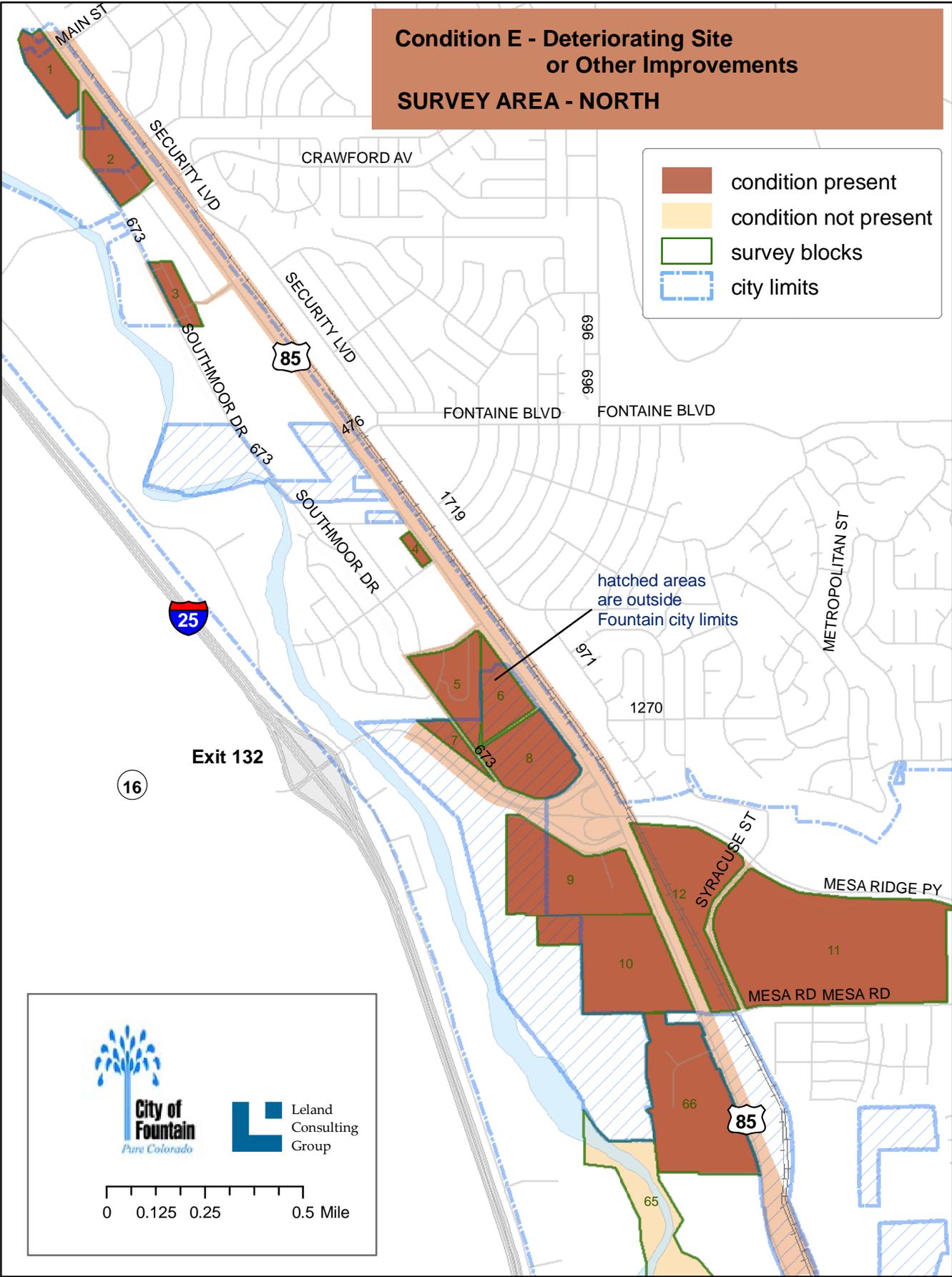
- condition present
- condition not present
- survey blocks
- city limits

hatched areas
are outside
Fountain city limits



**Condition E - Deteriorating Site
or Other Improvements**
SURVEY AREA - NORTH

- condition present
- condition not present
- survey blocks
- city limits



16

Exit 132

0 0.125 0.25 0.5 Mile



969
966

FONTAINE BLVD FONTAINE BLVD

1719

971

hatched areas
are outside
Fountain city limits

1270

9

10

66

65

METROPOLITAN ST

MESA RIDGE PY

MESA RD MESA RD

SYRACUSE ST

CRAWFORD AV

SECURITY LVD

SECURITY LVD

SECURITY LVD

SOUTHMOR DR

SOUTHMOR DR

MAIN ST

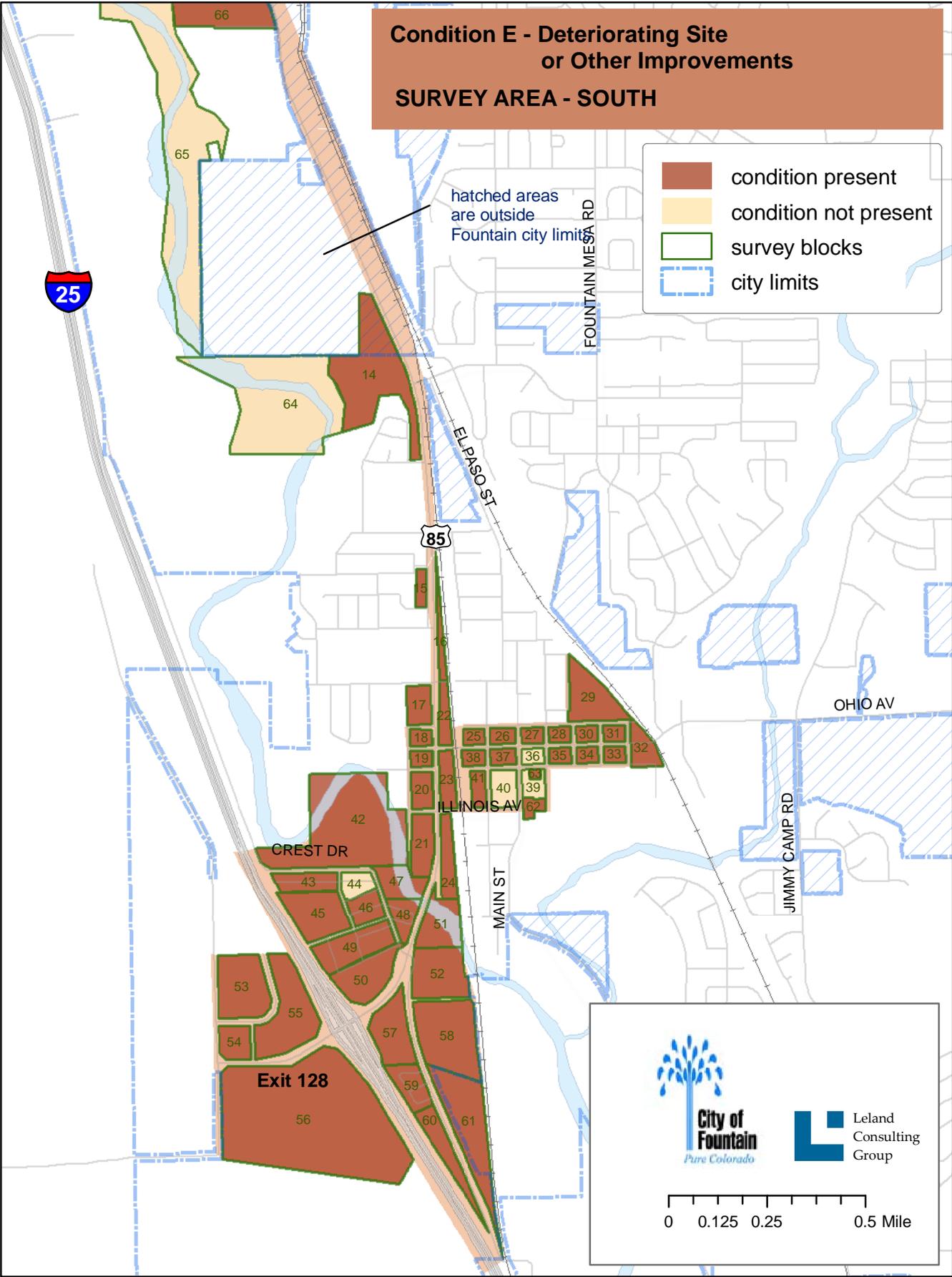


Condition E - Deteriorating Site or Other Improvements

SURVEY AREA - SOUTH

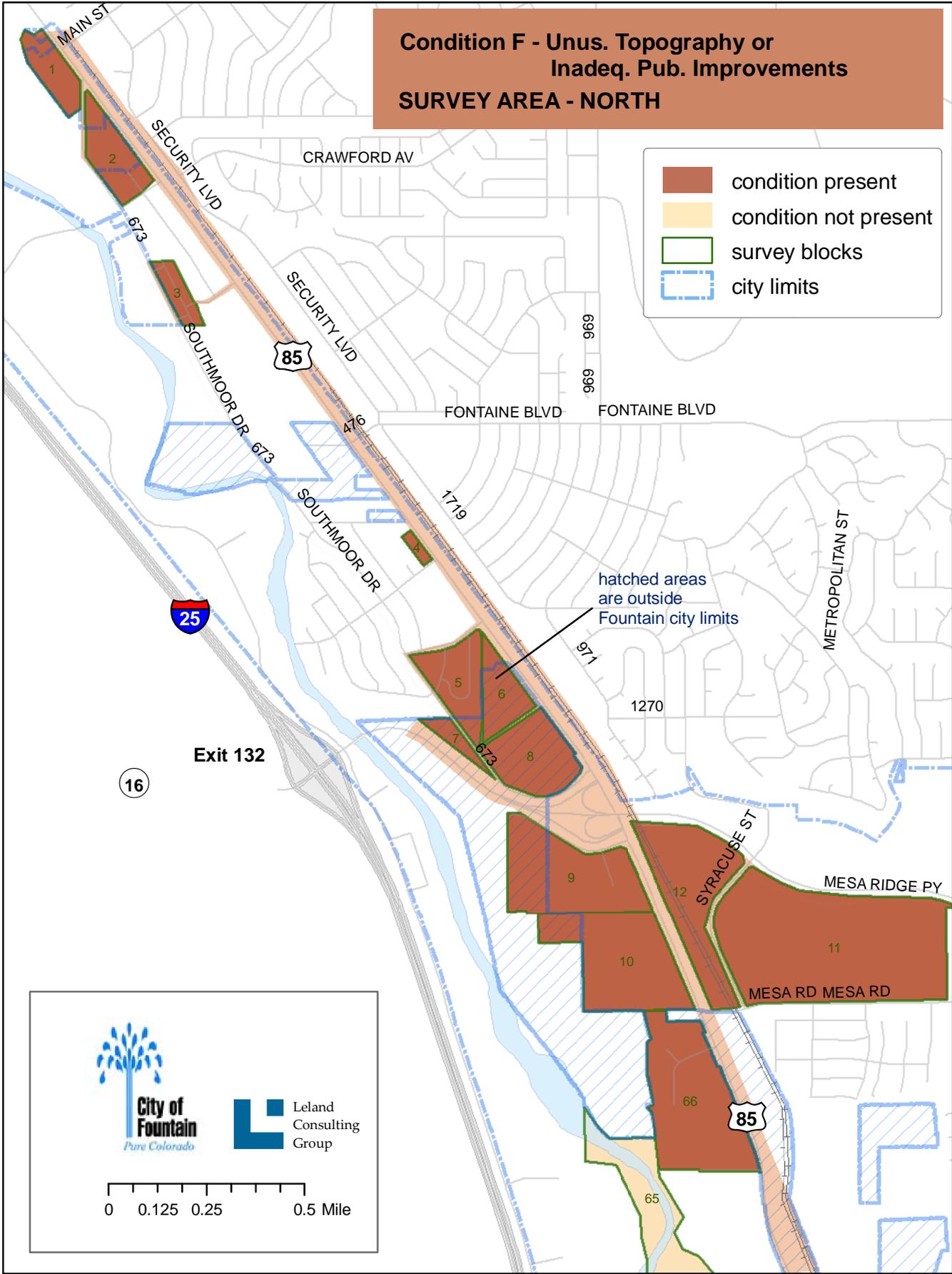
-  condition present
-  condition not present
-  survey blocks
-  city limits

hatched areas
are outside
Fountain city limits



Condition F - Unus. Topography or Inadeq. Pub. Improvements
SURVEY AREA - NORTH

| | |
|---|-----------------------|
|  | condition present |
|  | condition not present |
|  | survey blocks |
|  | city limits |



City of Fountain
 Pure Colorado

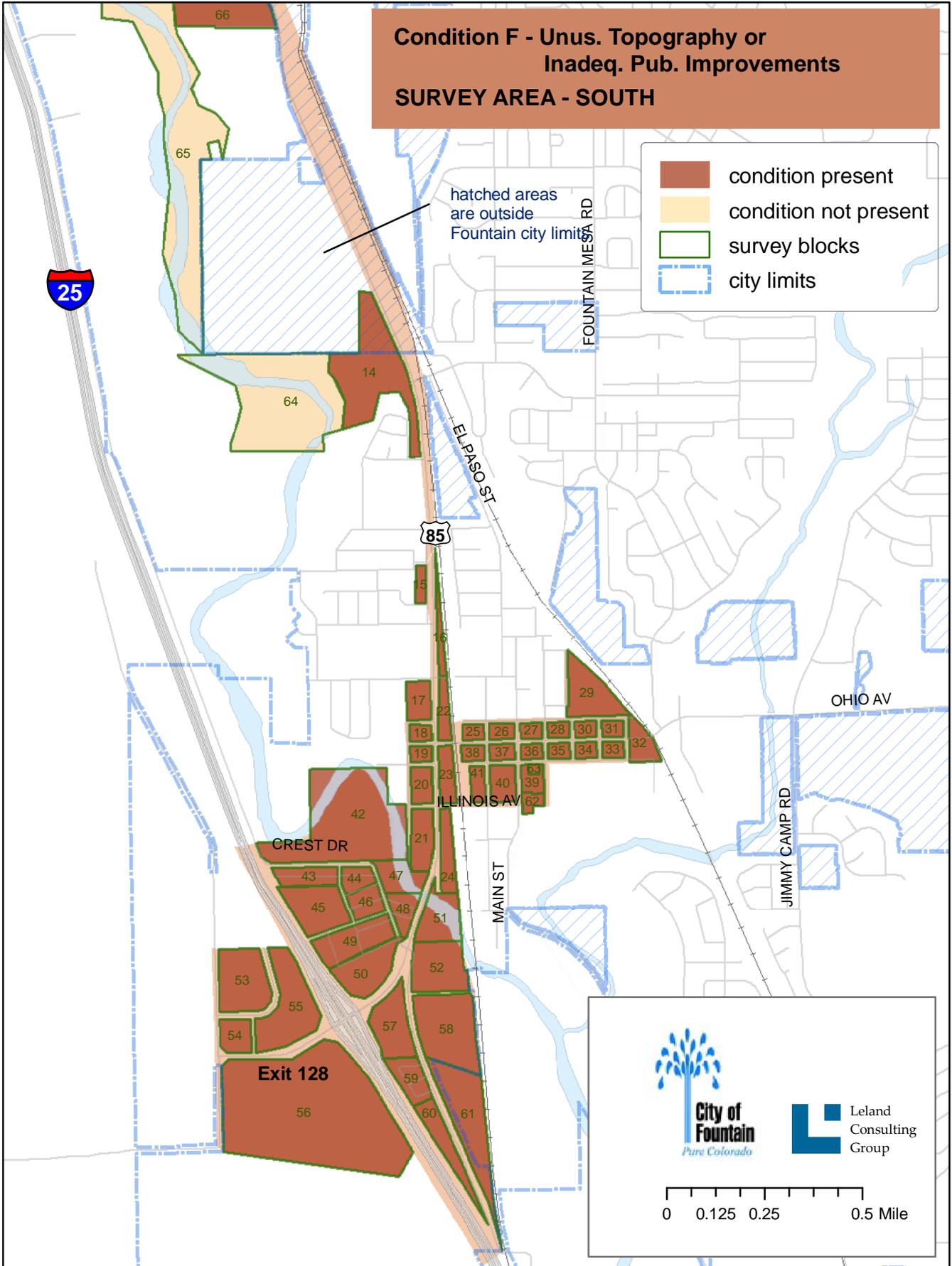
Leland Consulting Group

0 0.125 0.25 0.5 Mile

Condition F - Unus. Topography or Inadeq. Pub. Improvements
SURVEY AREA - SOUTH

-  condition present
-  condition not present
-  survey blocks
-  city limits

hatched areas are outside Fountain city limits

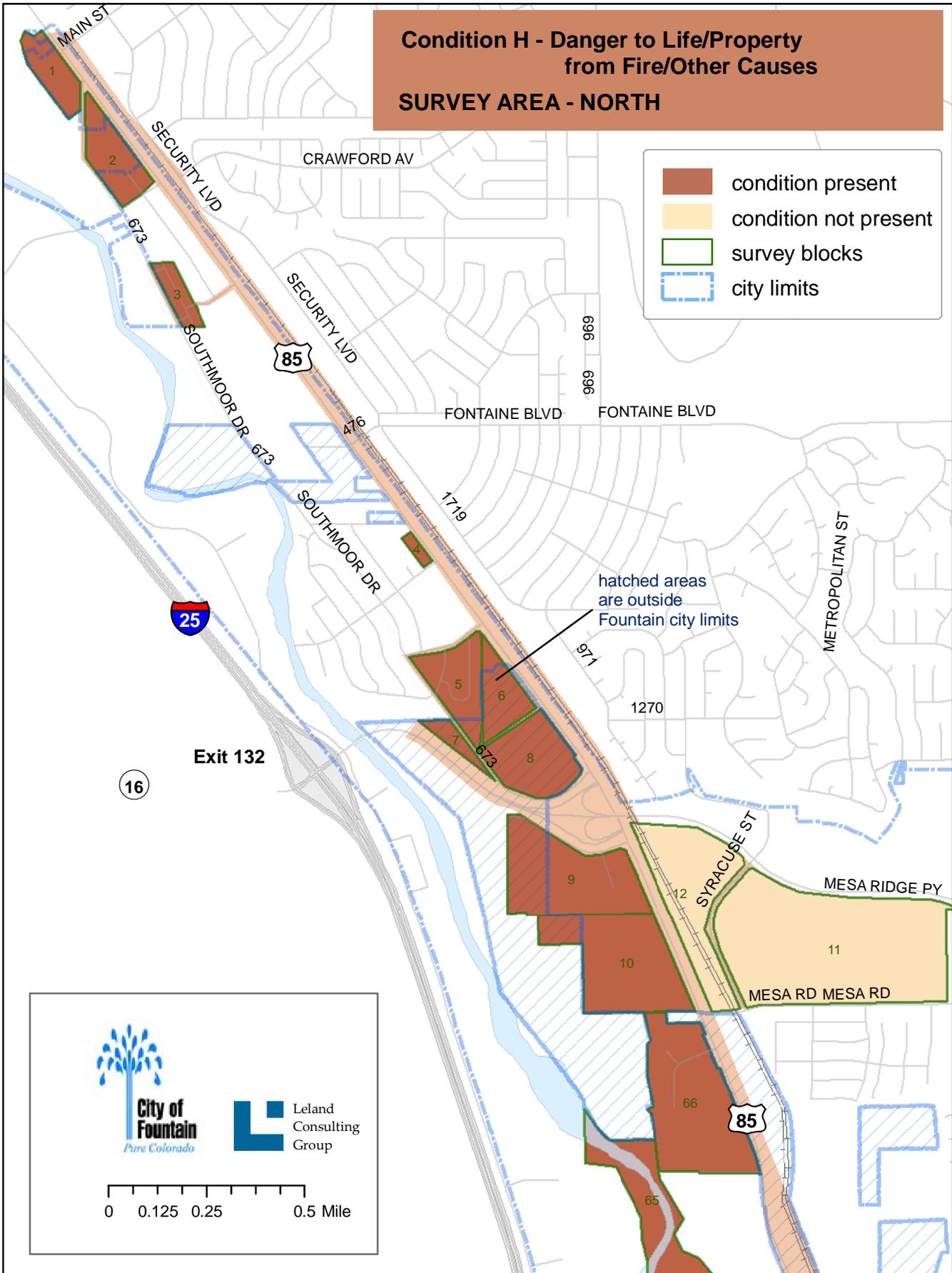


0 0.125 0.25 0.5 Mile

Condition H - Danger to Life/Property from Fire/Other Causes

SURVEY AREA - NORTH

- condition present
- condition not present
- survey blocks
- city limits

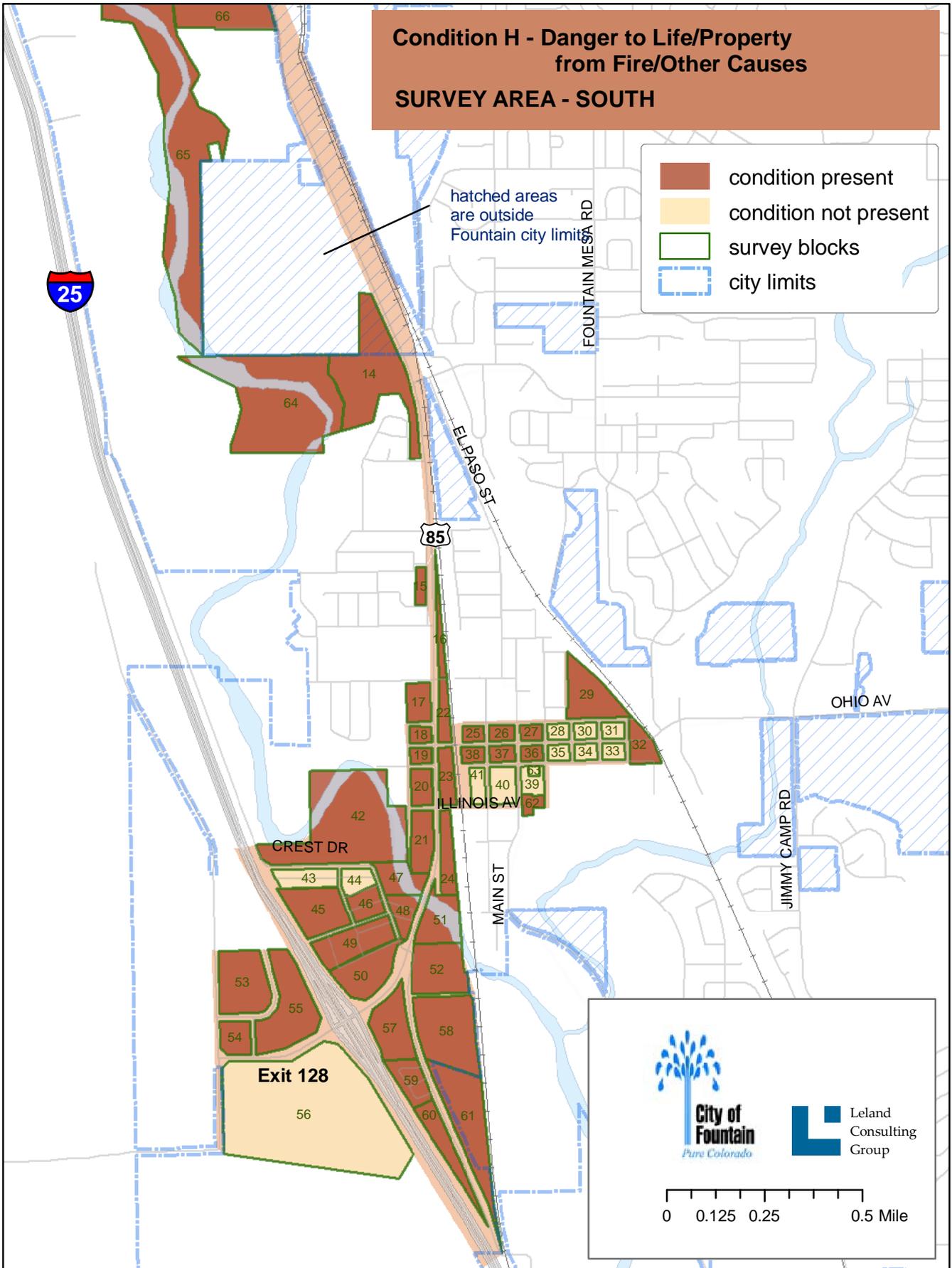


Condition H - Danger to Life/Property from Fire/Other Causes

SURVEY AREA - SOUTH

-  condition present
-  condition not present
-  survey blocks
-  city limits

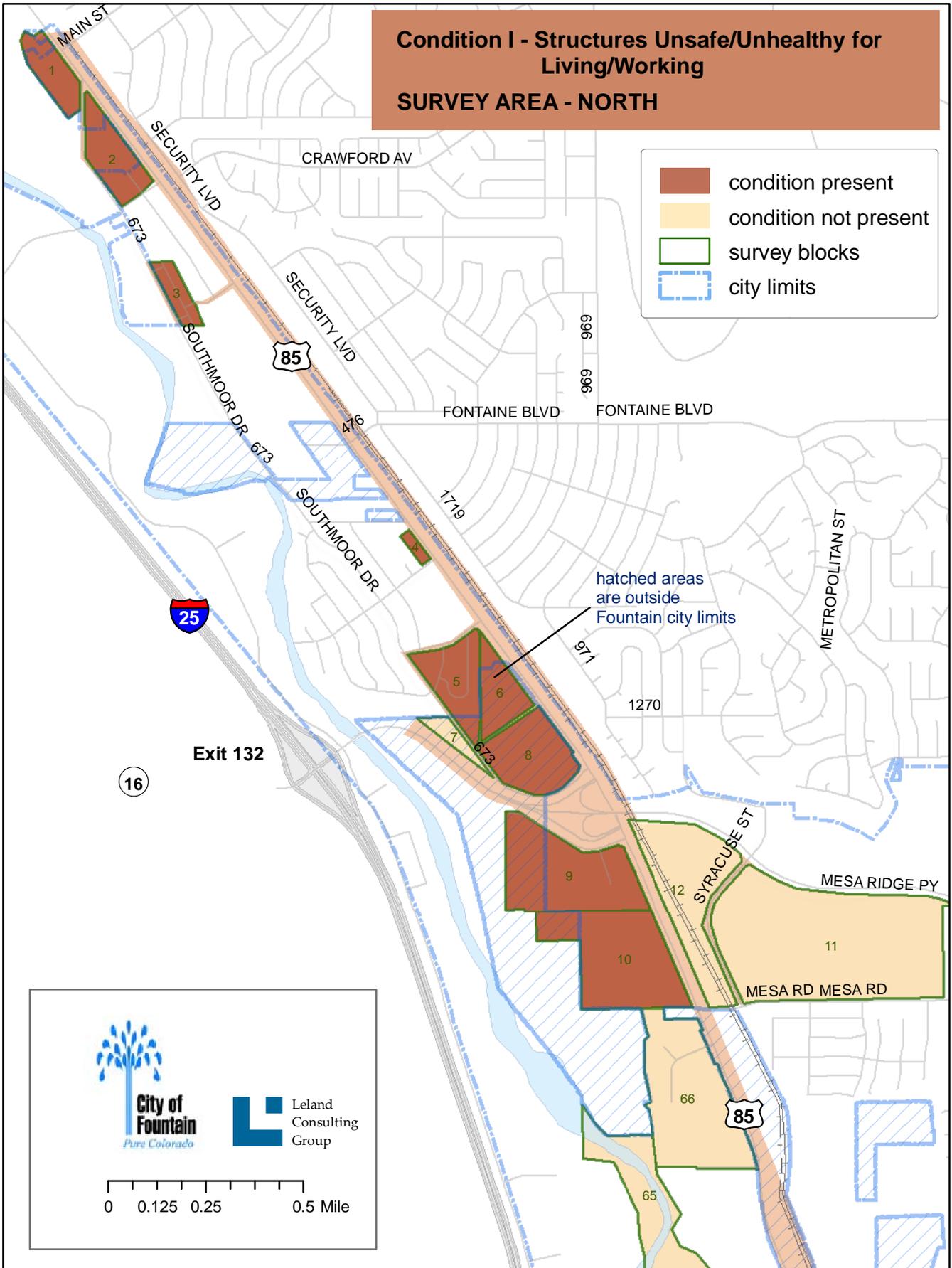
hatched areas are outside Fountain city limits



Condition I - Structures Unsafe/Unhealthy for Living/Working

SURVEY AREA - NORTH

| | |
|---|-----------------------|
|  | condition present |
|  | condition not present |
|  | survey blocks |
|  | city limits |

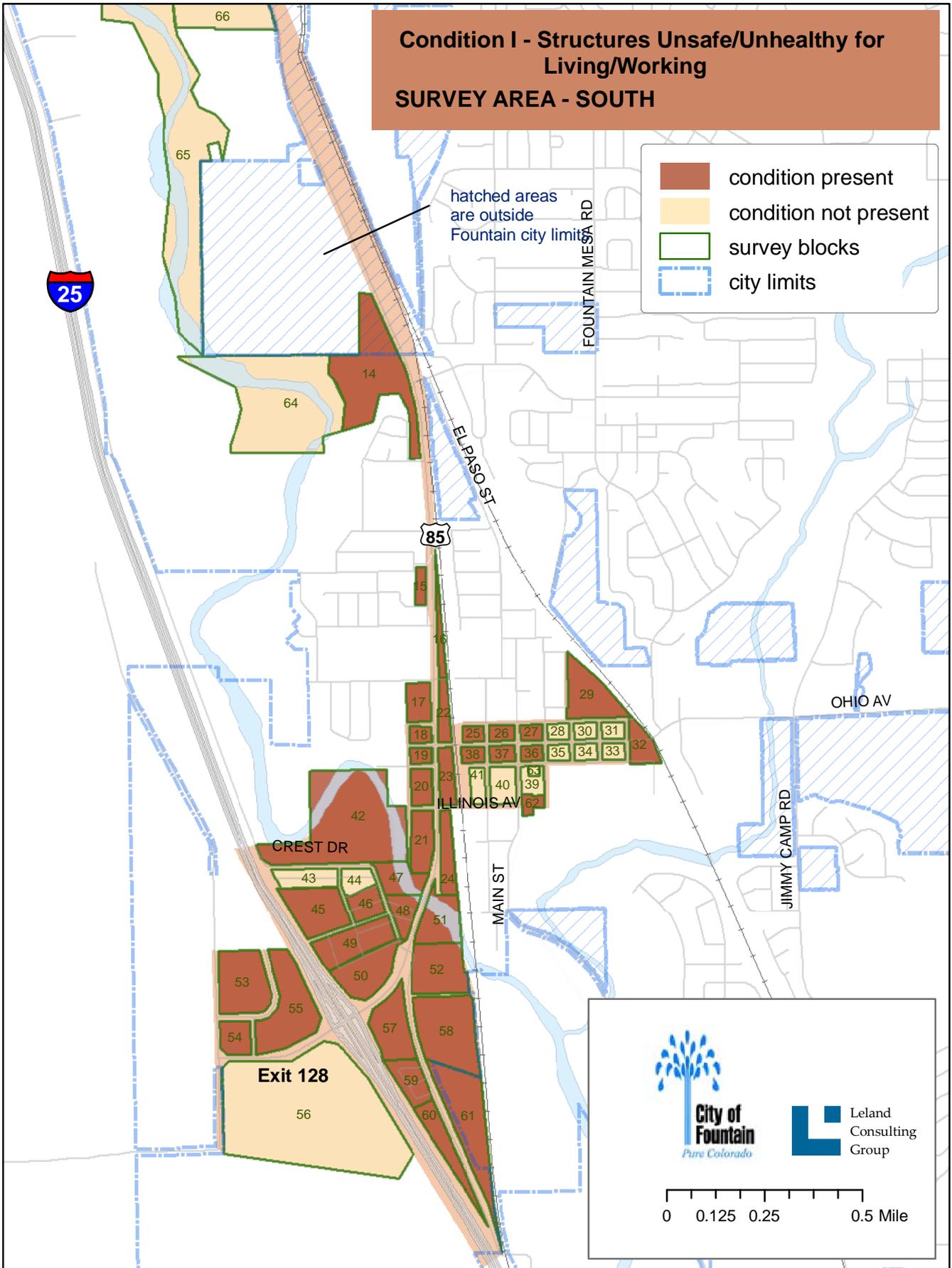


0 0.125 0.25 0.5 Mile

Condition I - Structures Unsafe/Unhealthy for Living/Working
SURVEY AREA - SOUTH

-  condition present
-  condition not present
-  survey blocks
-  city limits

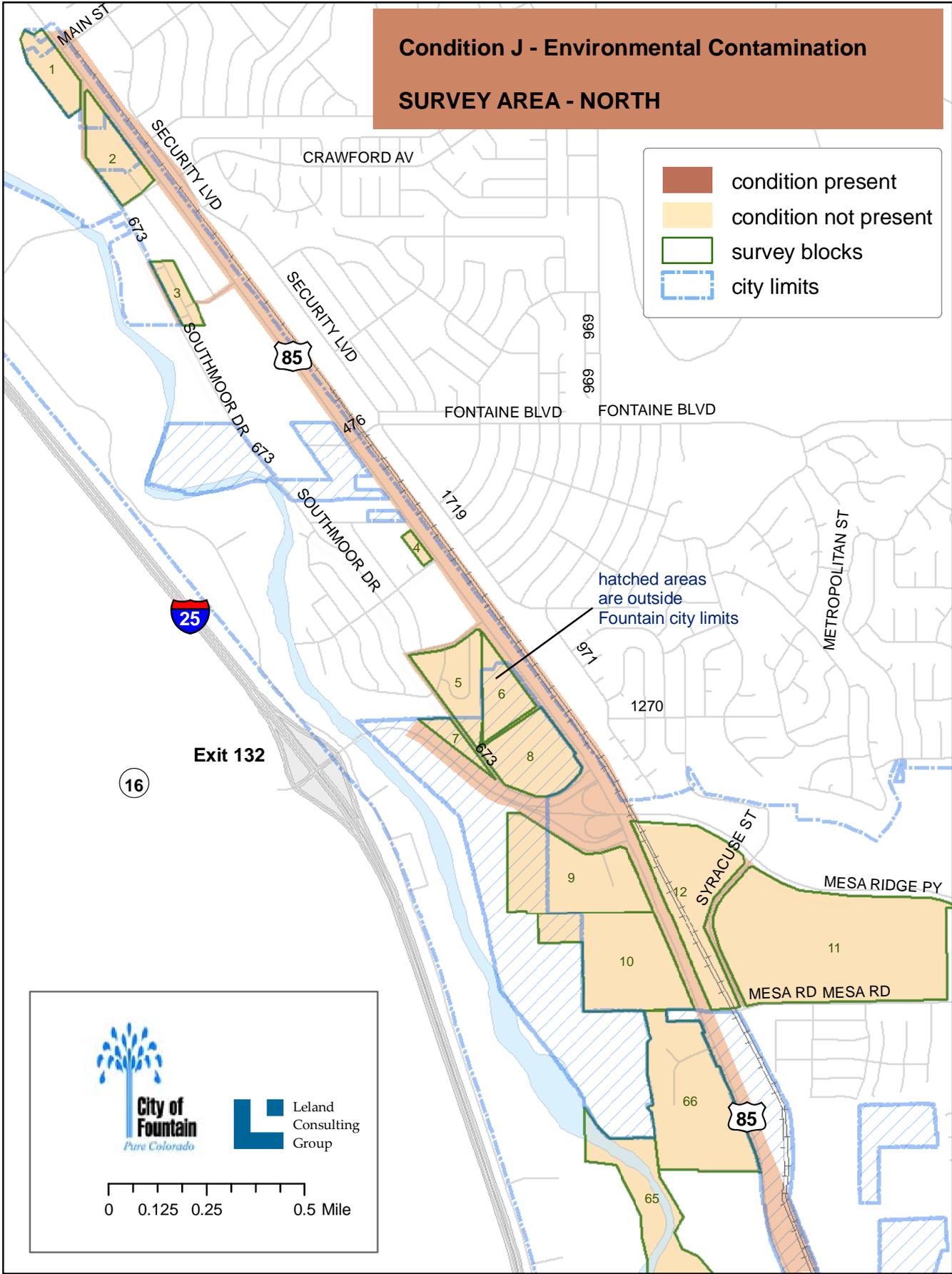
hatched areas
are outside
Fountain city limits



Condition J - Environmental Contamination

SURVEY AREA - NORTH

| | |
|---|-----------------------|
|  | condition present |
|  | condition not present |
|  | survey blocks |
|  | city limits |




City of Fountain
Pure Colorado

Leland Consulting Group

0 0.125 0.25 0.5 Mile

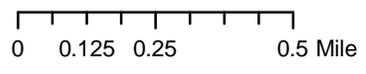
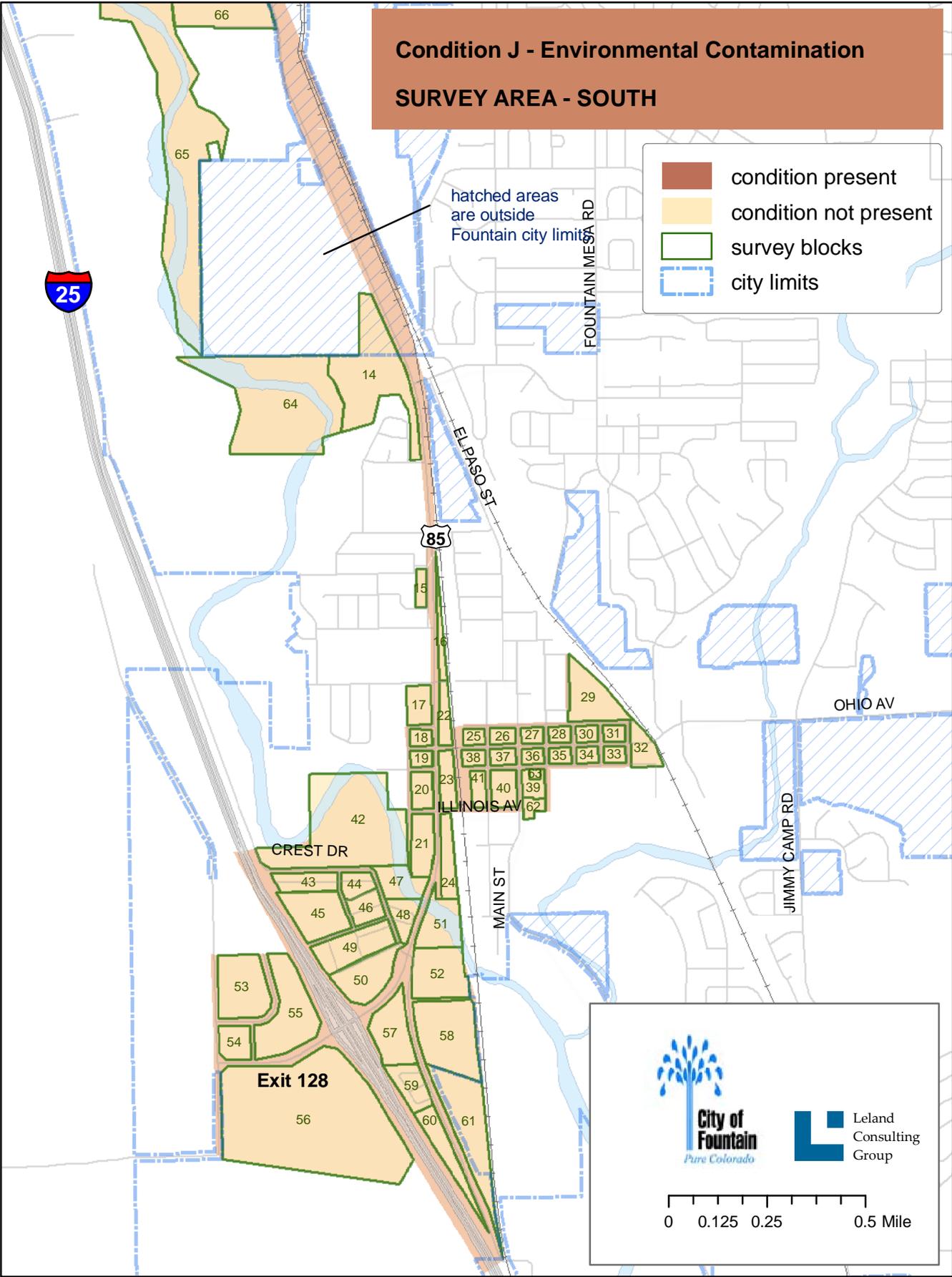
hatched areas are outside Fountain city limits

Condition J - Environmental Contamination

SURVEY AREA - SOUTH

-  condition present
-  condition not present
-  survey blocks
-  city limits

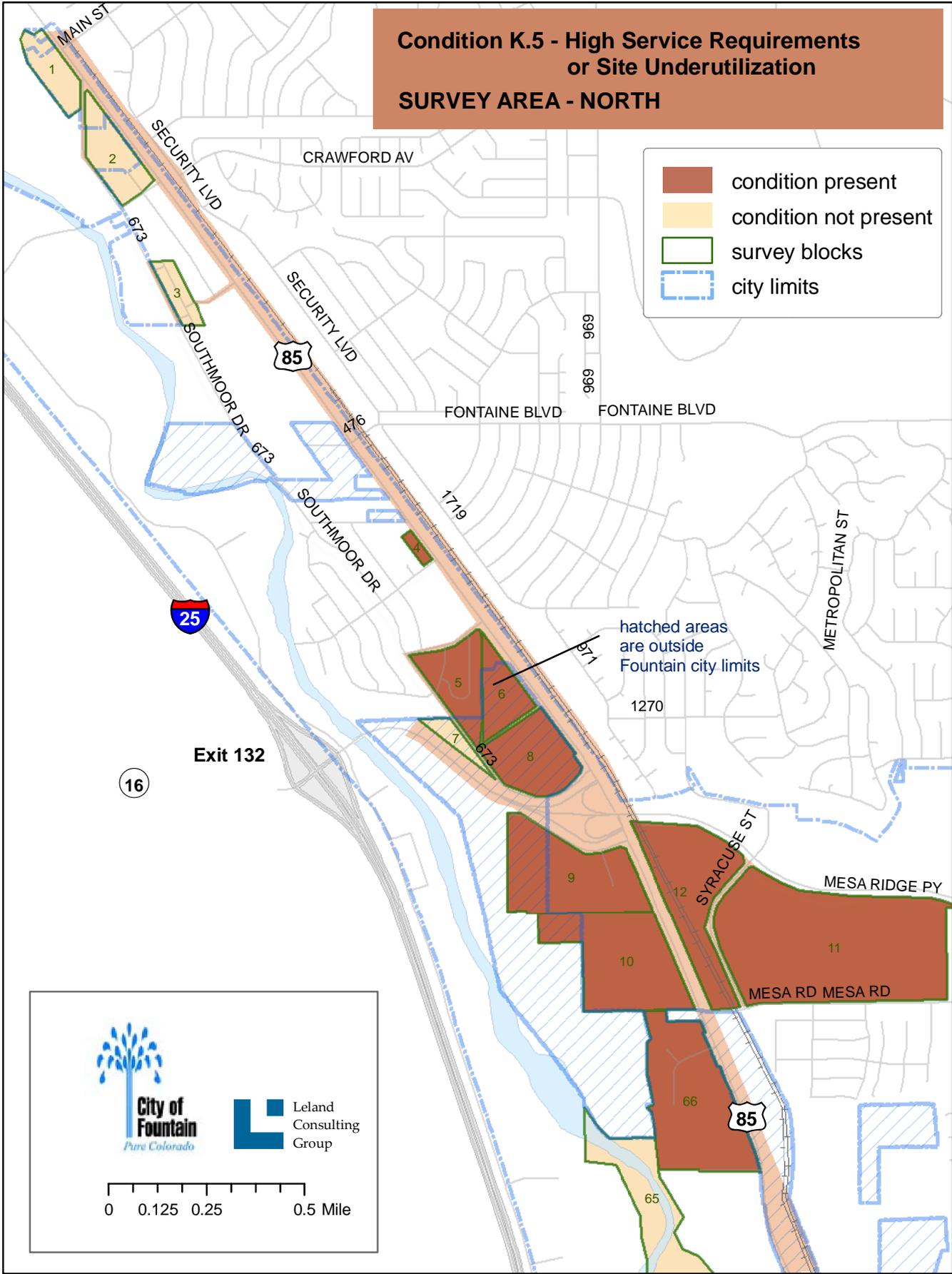
hatched areas
are outside
Fountain city limits



Condition K.5 - High Service Requirements or Site Underutilization

SURVEY AREA - NORTH

- condition present
- condition not present
- survey blocks
- city limits

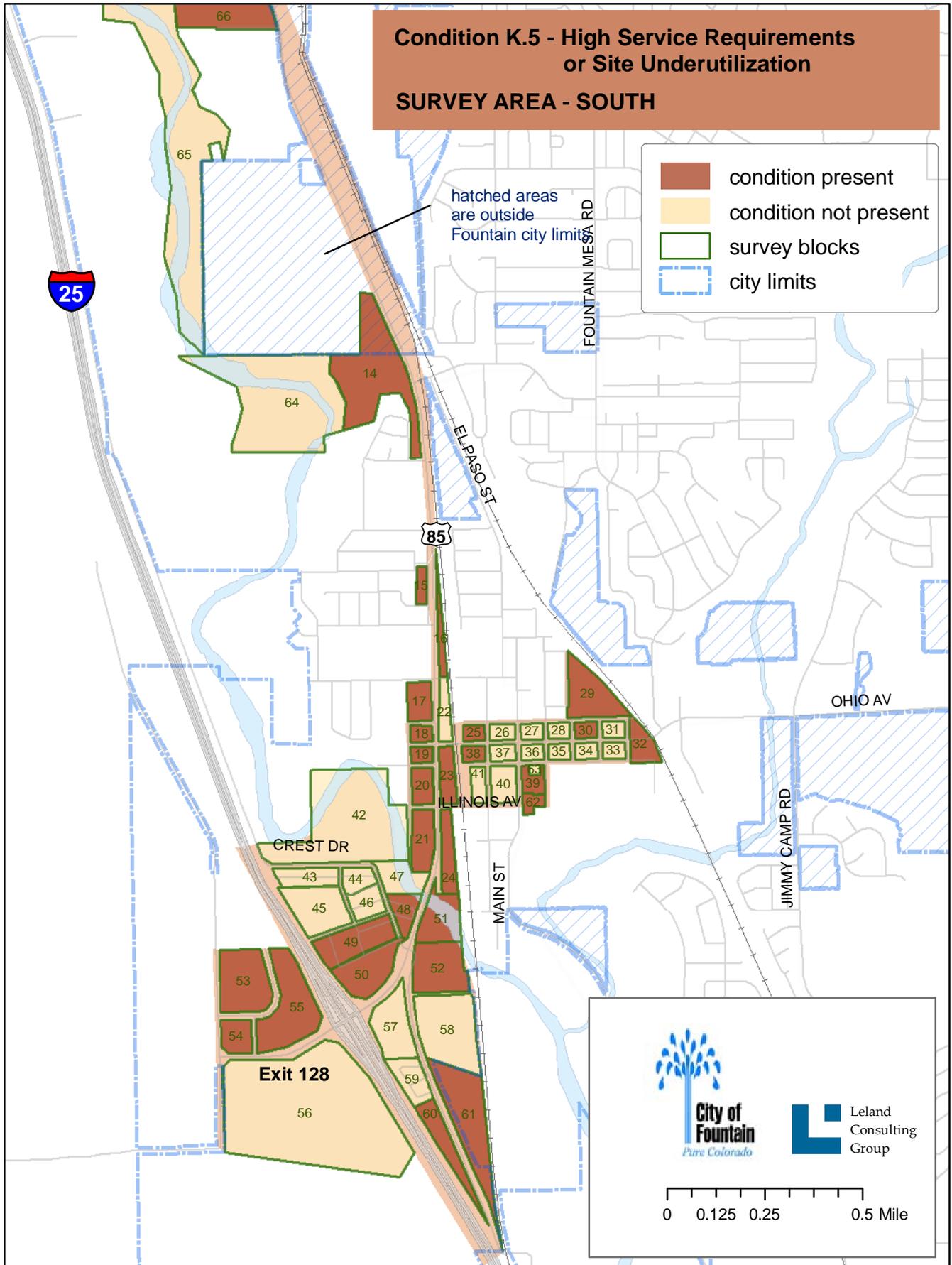


Condition K.5 - High Service Requirements or Site Underutilization

SURVEY AREA - SOUTH

-  condition present
-  condition not present
-  survey blocks
-  city limits

hatched areas
are outside
Fountain city limits



Total Conditions Present by Survey Block

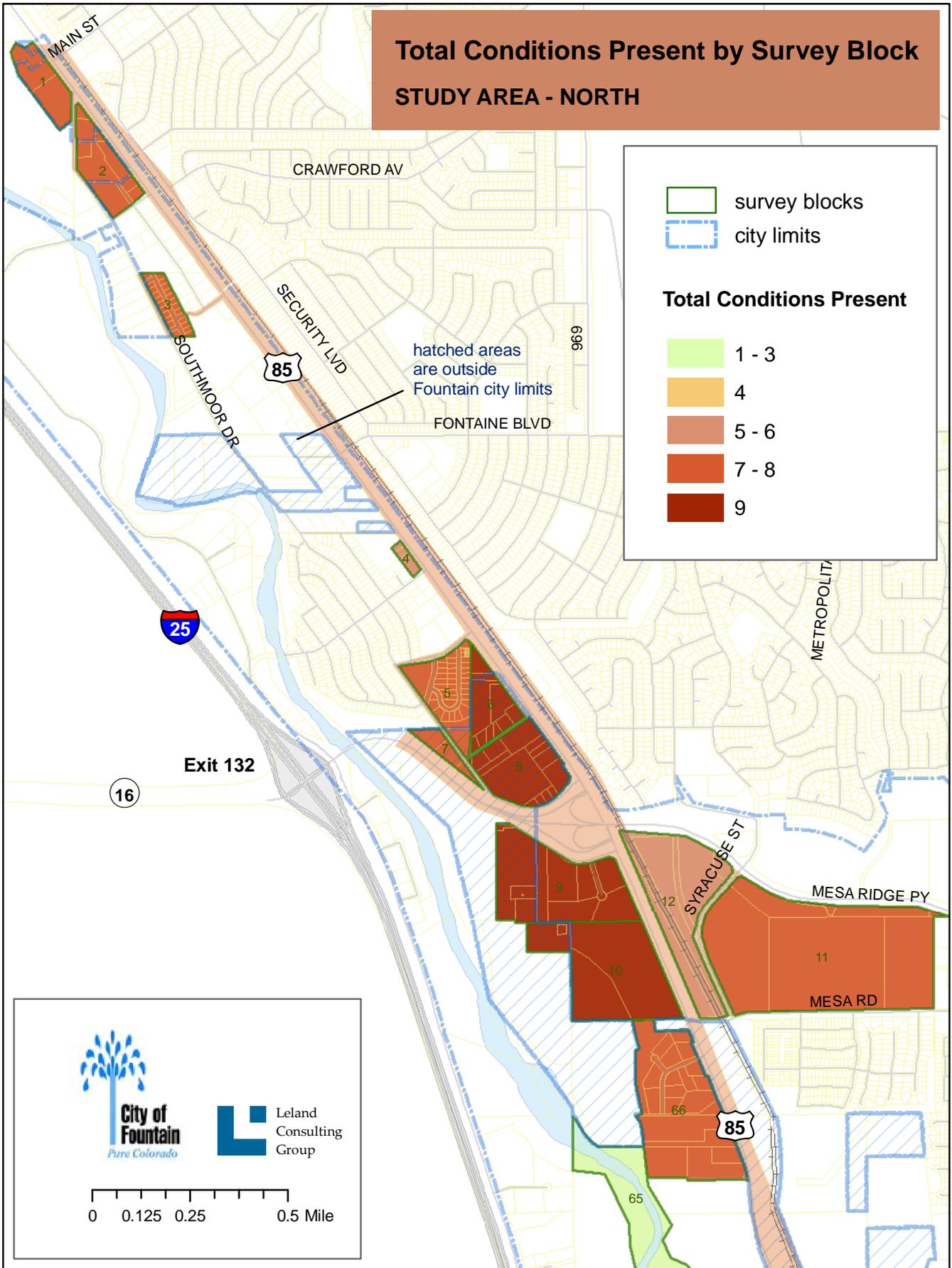
STUDY AREA - NORTH

-  survey blocks
-  city limits

Total Conditions Present

-  1 - 3
-  4
-  5 - 6
-  7 - 8
-  9

hatched areas
are outside
Fountain city limits



0 0.125 0.25 0.5 Mile

Total Conditions Present by Survey Block STUDY AREA - SOUTH

hatched areas are outside Fountain city limits

- survey blocks
- city limits

Total Conditions Present

- 1 - 3
- 4
- 5 - 6
- 7 - 8
- 9

