

Resolution # 2016-130

Resolution finding blight and approving the
Current Conditions Survey for the Mile High
Greyhound Park Site



Survey Area



What is a Current Conditions Survey?



- Establishes the finding of 'blight'
- Necessary step in an Urban Renewal Process
 - Remedy and Prevent blight
- Urban Renewal Process Required by State Law:
 1. Establish blight in Current Conditions Survey – **Current Stage**
 2. Complete Urban Renewal Plan – **In Progress**
 3. Implement URA funding tools (such as TIF) – Future Stage

Why prepare a new Current Conditions Survey?



- **Current Conditions Survey completed in 2012**
 - Buildings Removed
 - The Boys and Girls Club site is developed
- **Urban Renewal Plan needed**
 - Process has begun
 - Tax Increment Financing (TIF) as a financing tool

Current Conditions Survey



- Blight: an area with an array of urban problems, including things like:
 - Health Issues
 - Social deficiencies
 - Physical deterioration
- 11 possible blight factors
- If property owners or tenants do not object 1 factor is needed.

Blight Factors



- A. Slum, Deteriorated, or Deteriorating Structures
- B. Inadequate Street Layout
- C. Faulty Lot Layout
- D. Unsanitary or Unsafe Conditions
- E. Deterioration of Site
- F. Inadequate Public Improvements or Utilities or Unusual Topography
- G. Defective Title
- H. Life or Property Endangering Conditions
- I. Unsafe Buildings
- J. Environmental Contamination
- K. Substantial Underutilization or Vacancy

A. Slum, Deteriorated or Deteriorating Structures



Deteriorated Support Post



Deteriorated Light Structure



Bent/Broken Fence



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B. Defective or Inadequate Street Layout



Lack of Connectivity to Adjacent Streets



C. Faulty Lot Layout



D. Unsanitary or Unsafe Conditions



Graffiti



Unsafe Paving



Evidence of Rodent Infestation



E. Deterioration of Site or Other Improvements



Deteriorated Curb



Deteriorated Paving



Dead/Deteriorated Landscaping



F. Unusual Topography or Inadequate Public Improvements



Deteriorated Stormwater Systems



Lack of Sidewalk



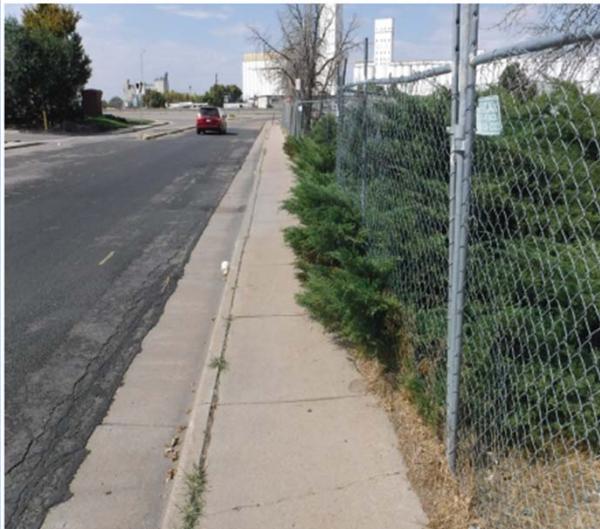
Unusual/Unsafe Topography



H. Conditions Endangering Life or Property



Pedestrian Barrier Resulting in Vehicle Conflict



Physical Barrier to Pedestrian Movement



Pedestrian Barrier Resulting in Vehicle Conflict



K.5. Underutilization or Vacancy



Site Vacancy/Underutilization



Site Vacancy/Underutilization



Summary



Summary

- Survey finds the site meets 8 blight factors.
- Only 1 blight factor is required because there is no objection from the owner or tenants.

Recommendation



**Approve Resolution 2016-130 finding blight and
approving the Current Conditions Survey for
the Mile High Greyhound Park Site**

Questions



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