

SECTION IV

SUMMARY OF FINDINGS

The presence of blight "...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 Study Area, as described in this report, there is a presence of adverse physical conditions sufficient to meet criteria established in the state statute. Although some portions of the Study Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Study Area as a whole, which could lead the legislative body to a finding that this area is blighted. The conclusion of this study is based on the following summary of qualifying conditions found in the Study Area and described in this report.

LCG did not perform a title search on any properties within the Study Area, therefore Condition G (defective or unusual title rendering property unmarketable) was not identified.

(a) and (i): Deteriorating or deteriorated structures and buildings identified as unsafe or unsanitary were evident within the Study Area. Several buildings have secondary structure and exterior structure, as well as primary structure deterioration. Additionally, problems exist with the physical condition of older structures. Instances of blight, due in part to apparent neglect, were evident on several sites.

(b) and (c): Conditions of faulty street and lot layout existed throughout the Study Area. The conditions that did exist concerning faulty street and lot layout included problems associated with poor vehicular access and faulty lot layout, shape and size.

(d) and (h): Unsanitary or unsafe conditions and endangerment were prevalent throughout the Study Area. Conditions included poorly lit or unlit areas; curb and gutter deterioration, unscreened trash and machinery, and abandoned vehicles.

(e): Substandard site improvements were prevalent throughout the Study Area. Conditions included parking surface deterioration, neglect and site maintenance problems, trash/debris/weeds, with occasional instances of a lack of landscaping.

(f): *Unusual topography and inadequate public improvements* were evident throughout the Study Area. Inadequate public improvement was universal within the Study Area due to street pavement (and shoulder) deterioration, lack of sidewalks, curb & gutter, and particularly, overhead utilities.

(j) *Environmental contamination* is known to exist on one parcel within the study area

(k.5): *High Services Demand or Site Underutilization* could be found at several sites throughout the Study Area due to vacant land and buildings.

Ten of the eleven qualifying blight conditions specified by state statute were found in this study area. In all, there were 50 parcels totaling 361 acres with at least five qualifying conditions present. Of these, 14 parcels totaling 180 acres were located in parcels outside the current city limits of Longmont.

Table 1 summarizes blight qualifying conditions present in the Study Area.

Table 1
Southeast Longmont Conditions Survey - Summary of Findings

	<i>Blight Qualifying Conditions</i>										
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k.5)
Study Area	yes	yes	yes	yes	yes	yes		yes	yes	yes	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*
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