

**MEMORANDUM**

**DATE:** May 16, 2025  
**TO:** Urban Renewal Authority Board  
**FROM:** Andy Smith, Redevelopment Manager  
**RE:** Condition Survey Update – 1220 N College Ave

**BACKGROUND**

Per Colorado Revised Statute, the creation of an urban renewal area first requires a finding of blight. “Blighted area” is a specific, legal term defined in Colorado Revised Statute Section 31-25-103 as: *“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 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*
- (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.”*

A study that finds four or more “blighting conditions” may make an area appropriate for urban renewal, as declared by the Fort Collins City Council after a public hearing.

On December 21, 2004, the Fort Collins City Council adopted Resolution 2004-151, finding that 10 of the 11 potential factors described by the Statute above were identified by the “*North College Avenue Existing Conditions Study*” as being apparent and evident in an area of Fort

Collins that would form the boundaries of the “*North College Urban Renewal Plan*”, also adopted by a City Council resolution on December 21, 2004. At that time, the only factor not found to exist in the plan area was “(g), *Defective or unusual conditions of title rendering the title nonmarketable*”.

## UPDATED CONDITION SURVEY

On February 26, 2025, and May 16, 2025, Fort Collins URA staff conducted a visual survey of a portion of the study area to determine if blight factors identified in the 2004 North College Avenue Existing Conditions Study (or, “Blight Study”) remain present. Because the Fort Collins URA Board of Commissioners may consider eminent domain to acquire property and associated interests at 1220 N College Avenue (“Property”), this Condition Survey Update is focused entirely on blight factors that were evident at that property on the day of the visual survey.

The Condition Survey Update consisted of a visual inspection of the area and search for new information which could indicate a change of blighting factors. A blight factor is deemed to be present if there is no evidence of changing conditions related to the original determination of blight. It is not necessary for a property to have all potential blighting factors for the property to still be considered blighted.

## BOTTOM LINE

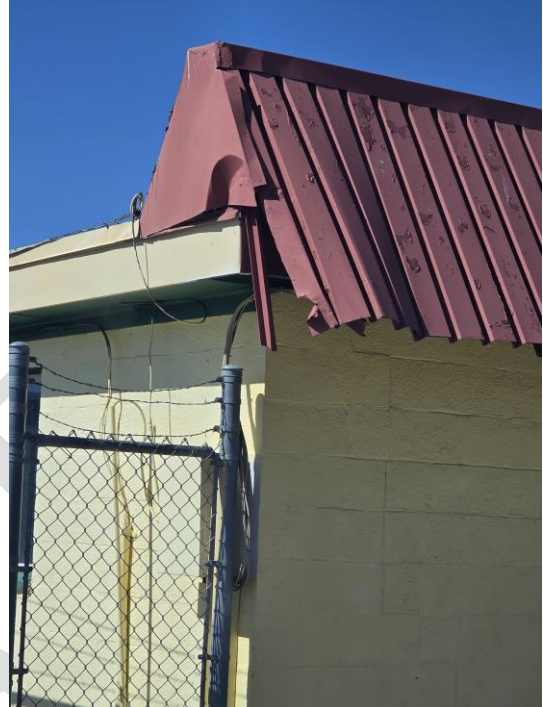
The findings from the Condition Survey Update indicate the continuing presence of blight at the Property within the North College Urban Renewal Plan Area, with at least four (4) specific factors readily apparent and evident.

### Summary of Blight Reconfirmation: 1220 North College Avenue, Fort Collins, CO

| Blight Factor   | Evident |
|---|---------|
| <i>Slum, deteriorated, or deteriorating structures</i>  | ✓       |
| <i>Unsanitary or unsafe conditions</i>  | ✓       |
| <i>Deterioration of site or other improvements</i>  | ✓       |
| <i>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</i> | ✓       |

### Slum, Deteriorated, or Deteriorating Structures

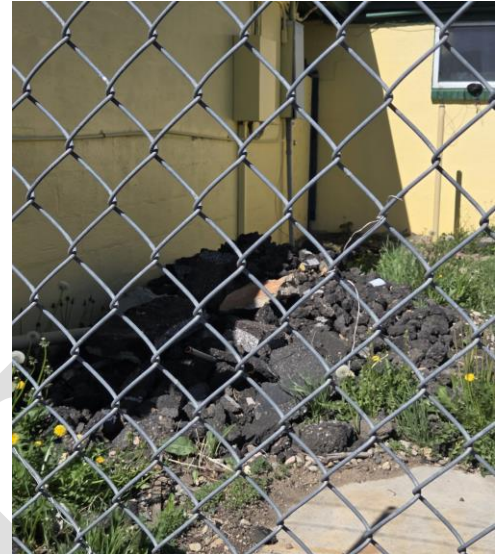
The Property shows clear evidence of damaged walls and parapets reported to be in disrepair for several months.





### **Unsanitary or Unsafe Conditions**

The Property has tripping hazards, broken glass, exposed wiring, loose barb wire, and rubbish on the property.



### **Deterioration of Site or Other Improvements**

The parking lot, curb and gutter, and walkways at the Property are damaged and in poor condition. Stormwater drainage appears to be impaired, and some drains appear to be blocked by rubbish. Landscaping is unkempt, and no trees remain on the site.





**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 twelve (12) months preceding May 15, 2025, Fort Collins Police Services received 404 calls for service at the Property, and Poudre Fire Authority received 60 calls for service. The Property is substantially vacant. Inoperable vehicles are present in the parking lot. Stormwater drainage systems may be obstructed by rubbish. Fire hazards may be present.

**CONCLUSION**

Because the four (4) statutory blight factors described above are readily apparent and evident at the Property, it remains a significant contributor to blight conditions in the Nort College Urban Renewal Plan area.