

MEMORANDUM

DATE: May 26, 2026
TO: Urban Renewal Authority Board
FROM: Josh Birks, Executive Director
RE: Condition Survey Update – 1630 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 of the above described “blighting conditions” or “blight factors” may make an area appropriate for urban renewal, as declared by the Fort Collins City Council after a public hearing, and as described in the statute. A study that finds five or more blight factors is required before an urban renewal plan may authorize the use of eminent domain.

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 May 26, 2026, Fort Collins URA staff conducted a visual survey of a portion of the study area to determine if the 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 of a partially vacant retail building located at 1630 N College Avenue (the “Property”) located within the area defined in the North College Urban Renewal Plan, this Condition Survey Update is focused entirely on blight factors that were evident at the 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 blight 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 location within the North College Urban Renewal Plan Area, with five (5) specific factors readily apparent and evident.

Summary of Blight Reconfirmation: 1636 North College Avenue, Fort Collins, CO

Blight Factor	Evident
<i>(a) Slum, deteriorated, or deteriorating structures</i>	✓
<i>(d) Unsanitary or unsafe conditions</i>	✓
<i>(e) Deterioration of site or other improvements</i>	✓
<i>(h) The existence of conditions that endanger life or property by fire or other causes</i>	✓
<i>(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</i>	✓

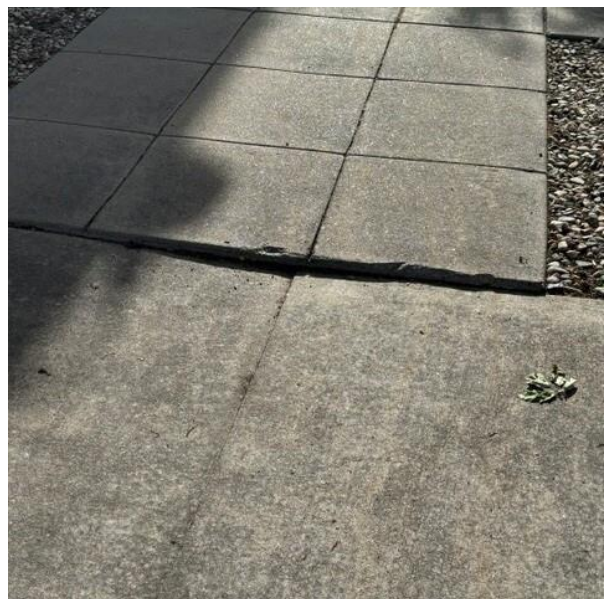
SLUM, DETERIORATED, OR DETERIORATING STRUCTURES

The Property shows evidence of damage to the exterior and missing or insufficient screening of trash receptacles.



UNSANITARY OR UNSAFE CONDITIONS

The Property has tripping hazards, discarded undergarments, and other general rubbish on the property.



DETERIORATION OF SITE OR OTHER IMPROVEMENTS

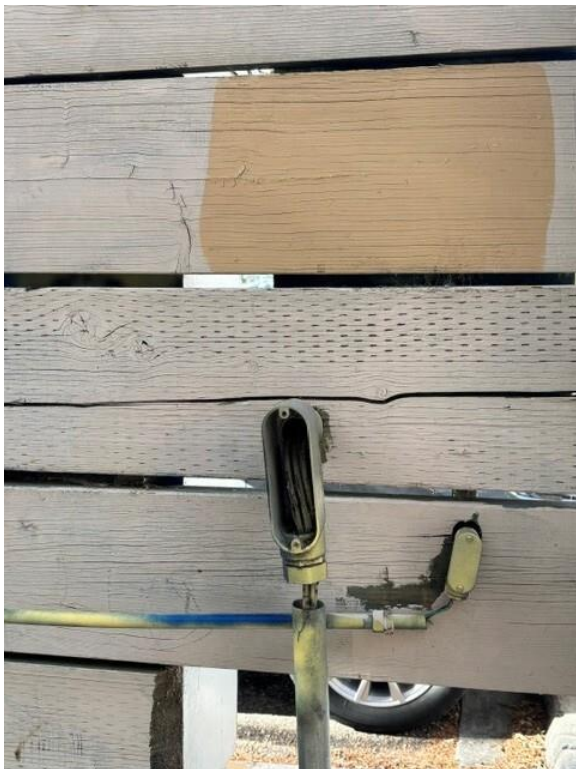
The parking lot, curb and gutter, and sidewalks at the Property are damaged and in poor condition. Landscaping is unkempt, and trees appear damaged.





THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES

At the Property, evidence of presumable electrical shock risks were identified.



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 Property remains partially vacant.



CONCLUSION

Because the five (5) statutory blight factors described above are readily apparent and evident at the Property at 1630 North College Avenue, Fort Collins, Colorado, the property remains a “blighted area”.