

Summary of Findings

It is the conclusion and recommendation of this survey that the Existing Conditions Survey Area, in its present condition and use, is a blighted area as defined in Colorado Revised Statute /31-25-103(2). By reason of the presence of numerous factors identified in Section 103(2) of the Act and discussed above in Chapter 4, the Survey Area substantially impairs or arrests the sound growth of the Town of Estes Park, retards the provision of housing accommodations, constitutes an economic or social liability, and is a menace to the public health, safety, morals and welfare.

While some properties in the Survey Area are in standard or sound condition, deteriorated and substandard conditions are prevalent throughout the area. It should be noted that this conclusion is for the Survey Area as a whole and is not based on separate individual properties.

As described in this survey, conditions existing in the Survey Area constitute at least five of the factors or incidents indicative of a blighted area. The conclusion of this survey is based on the following summaries of the seven blighted conditions found in the Survey Area and described previously in this report:

1. Slum, Deteriorated, or Deteriorating Structures. There is the presence in the survey area of structures which are deteriorating, due to a combination of structural, maintenance and investment issues.
2. Predominance of Defective or Inadequate Street Layout. Narrow roadway widths, constrained by topography and the existing built environment reduces the capacity of the street system and negatively impacts on the pedestrian system as well. Poorly configured streets create hazardous situations throughout the study area.

Some parking lots lack capacity, have inefficient internal circulation, improperly located access points, steep grades, and faded parking striping create confusion for vehicular circulation within the Study Area.

3. Faulty Lot Layout. Narrow lot sizes, multiple small ownerships and irregular shapes constrain redevelopment and/or utilization of properties in the survey area. Parking facilities, vehicular and pedestrian facilities are negatively impacted by the lot size and configuration.
4. Unsanitary or Unsafe Conditions. This results from one or more of the above conditions and (a) Deteriorating buildings and site improvements; (b) Floodplain hazards; (c) Unsafe vehicular and pedestrian pathways (d) increases in crimes against persons and property, and; (e) deteriorating or inadequate public infrastructure.
5. Deterioration of Site or Other Improvements. There are numerous instances of deteriorating site improvements throughout the survey area. These conditions include: retaining walls and other site features, roadways, parking facilities, sidewalks, signage, landscaping and lighting.
6. Unusual Topography Inadequate Public Improvements or Utilities. Located within a river valley containing two rivers, the survey area is impacted by floods,

- drainage issues and hillsides constraining development and use of properties. There is the presence of inadequate sidewalks, parking, roadways vehicular, drainage facilities, sanitary and storm systems and utilities.
7. Defective or unusual conditions title, sales and redevelopment of the subject parcels. of title rendering the title non-marketable; Building encroachment onto adjacent lots across property boundaries is a fairly common situation in the central business district core and in the Virginia Drive neighborhood north of downtown, negatively affecting the properties titles, sales, and redevelopment potential.
 8. Buildings that are Unsafe or Unhealthy for Persons to Live or Work in.... Poor and unsafe emergency and fire ingress and egress; poor or missing fire suppression systems in several buildings within the study area is present. Building systems in need of repair or replacement; deterioration of structural foundations and retaining walls exist with the survey area.
 9. The Existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization..... The existence of conditions necessitating a higher level of services form public works, fire and police services is present throughout the survey area. The lotting pattern throughout the survey area, particularly downtown is in conflict with contemporary development practices. The long, narrow lots restrict redevelopment resulting in physical underutilization.

6.0 Sources

Town of Estes Park, *1996 Comprehensive Plan*

Town of Estes Park, *Municipal land Use Code*

Estes Park, *1983 Redevelopment Program*

Estes Park, *Riverfront West Corridor Master Plan*

Town of Estes Park, *Parking Study, 2006, Republic Parking Consultants*

Town of Estes Park, Website, <http://www.estesnet.com>

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Terrance Ware Associates Field Surveys, January, February and March 2007.