

Louisville Highway 42 Revitalization Area
Conditions Survey

Louisville, Colorado

26 May 2005 (Updated June 2006)

Prepared for: Louisville Revitalization Commission and Louisville City Council

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26 May 2005 (Updated June 2006)

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1.0 Introduction

The following report, the *Louisville Highway 42 Revitalization Area Conditions Survey*, was prepared for the Louisville Revitalization Commission (LRC) and completed in March 2005 and updated in June 2006. The purpose of this work was to analyze conditions on all parcels located within a defined study area located within the City of Louisville in order to determine whether factors contributing to blight are present and whether the Study Area is, therefore, eligible as an urban renewal area under the provisions of Colorado State Statutes. The boundaries of the Study Area generally include properties west of Highway 42, contiguous to and north of South Boulder Road, north of Elm Street, and east of Main Street to South Street and east and west of Main Street between South Street and approximately Elm Street (the “Study Area”). *Maps depicting the Study Area boundaries are presented in the Appendix section of this report.* Establishment of an urban renewal area will allow the City of Louisville, through its urban renewal entity (LRC), to use designated powers to assist in the redevelopment of properties and improvements within its boundaries.

This study represents an important step towards achieving goals set out in the *Highway 42 Revitalization Area Framework Plan*. An important component of future redevelopment in the area will be identification of development programs which effectively leverage public investment, as well as funding mechanisms to necessary infrastructure improvements.

1.1 Definition of Blight

Redevelopment and investment within the Study Area may be accomplished through implementation of the urban renewal plan. The first step in this process was to

determine if the area qualifies as a “blighted area” eligible for urban renewal.

Determination that an area constitutes a blighted area is a cumulative conclusion attributable to the presence of several physical, environmental, and social factors defined by state law. Indeed, blight is attributable to a multiplicity of conditions which, in combination, tend to accelerate the phenomenon of deterioration of an area. For purposes of this study, the definition of a blighted area is premised upon the definition articulated in the Colorado Urban Renewal Law, as follows:

“Blighted area” means 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 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;*
- (l) *If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if an, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), 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. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

Source: Colorado Revised Statute 31-25-103(2).

Since this definition is a general overview pertaining to all sites, it is important to clarify its intention as it applies to the Study Area. According to state law, it is unnecessary for every condition of blight to be present in an area in order for it to be eligible for urban renewal status. Rather, an area qualifies as blighted when four or more conditions are present (or five conditions, in cases requiring the use of eminent domain). In addition, conditions need not be present on each parcel, but must be found somewhere in the Study Area as a whole. With this understanding, the *Louisville Highway 42 Revitalization Area Conditions Survey* presents an overview of conditions within the Study Area sufficient to make a determination of blight. The “Summary of Findings” presented in the last section provides conclusions regarding the analysis and presence of blight in key areas; however, the Louisville City Council will make a final determination of blight based on the extent to which conditions constitute a liability for the Study Area.

1.2 Study Methodology

The *Louisville Highway 42 Revitalization Area Conditions Survey* includes a detailed analysis of site, building and public improvement deterioration, as well as dangers from environmental contamination, crime, flood and fire. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce maps showing blight conditions present in the Study Area.

Leland Consulting Group personnel conducted parcel-by-parcel field investigations in February of 2005 and again in June 2006 to document conditions within the categories of blight set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained from the City of Louisville, Boulder County, and Federal Emergency Management Agency, and analyzed by Leland Consulting Group. Additional supplemental information was obtained through meetings and interviews with City staff, as well as other experts on local and regional market conditions.

1.3 Report Format

The *Louisville Highway 42 Revitalization Area Conditions Survey* is presented in four sections and an Appendix. Section I presents an overview of the project, a definition of “blight,” and the study methodology. Section II presents a description of the Study Area and an

overview of existing conditions. Section III defines the primary categories of blight and documents conditions which are present within each category. Section IV summarizes the findings from the research.

The Appendix includes maps of parcels exhibiting conditions contributing to blight, as well as a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

2.0 Area Overview and Description

2.1 Study Area Description

As described above, the conditions survey presented here covers properties located within the City of Louisville boundaries west of Highway 42, including properties along and just north of South Boulder Road, north of Elm Street, east of Main Street to South Street and east and west of Main Street between South Street and approximately Elm Street. Exact Study Area boundaries are depicted on the maps in the Appendix to this document.

The Study Area comprises 265 parcels and approximately 228 acres (67 acres of which are in road and rail rights-of-way), all within the city limits of Louisville.

2.2 Study Area Context

The Study Area contains a mix of generally older industrial and commercial land uses along Highway 42, the Burlington Northern Rail corridor, relatively new commercial uses north of South Boulder Road, older commercial structures along Main Street (in the southern half of the Study Area), and established single and multi-family residences located within central portions of the Study Area.

2.3 Existing Land Use and Zoning Districts

According to land use classifications used by the Boulder County Assessor, there are 122 single family residential parcels, 29 parcels used for office purposes (including six converted residential buildings, 23 parcels devoted to merchandising (retail) uses, 13 restaurant parcels, 11 parcels dedicated to City of Louisville uses, ten parcels used for industrial or warehousing purposes, seven multi-unit residential parcels and six auto

repair or dealership parcels. In addition, there are 23 parcels of vacant land, most of which are under one acre in size.

Zoning designations within the Study Area include Commercial – Community, Commercial – Business, Commercial – Neighborhood, Industrial, Residential – Low Density, Residential – Medium Density and Planned Community. *Note: These zones are indicated by boldface type in the maps included in the Appendix.*

3.0 Determination of Study Area Conditions

Significant findings of the *Louisville Highway 42 Revitalization Area Conditions Survey* are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted throughout February and March of 2005 and June 2006. Field surveys occurred at various times throughout a one-week period and at different times of the day in order to observe a variety of conditions. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions of blight, as defined by the Colorado State Statute, exist in the Study Area. The principal categories reported here, and in line with the statute, include: building conditions, site conditions, unusual topography or inadequate public improvements, endangerment from fire or other causes, unsafe or unhealthy work/live conditions, environmental contamination, and high municipal requirements or site underutilization.

3.1 Building Conditions

Condition (a): Slum, Deteriorated and Deteriorating Structures

This section summarizes the on-site investigations of deterioration within the Study Area. The condition of deteriorating or deteriorated structures was primarily established through field survey work and observation of exterior physical conditions among 265 parcels within the Study Area. No interior inspections were conducted. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/ downspouts, exterior finishes, windows and doors, stairways/fire escapes); and, exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

Although structural deterioration is most pronounced and obvious on the old grain elevator at the south end of the Study Area and the vacant restaurant property towards the north end, examples of this condition can be found among properties throughout the Study Area. The most common examples of structural deterioration found involved poorly maintained exterior finishes, and fascia and roof deterioration. Many properties were observed to have outbuildings in disrepair. Some older properties were also found to have window, roof, and wall deterioration. Other Study Area structural problems, though less common, included deterioration of exterior walls, gutters, fences, mechanical equipment and loading areas. Examples of properties affected by Condition (a) are shown in the photos below.



In addition to the sites identified above, this condition is most prevalent among older industrial properties and a sampling of residential structures, particularly those located adjacent to industrial or railroad uses. Some retail properties are, to a lesser extent, also impacted by deteriorating conditions.

The Appendix section of this report includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

3.2 Site Conditions

The evaluation of site conditions is divided into four categories according to the definition of blight: defective or inadequate street layout; faulty lot layout; unsanitary or unsafe conditions; and, deterioration of site or other improvements. Representative conditions among each category of site deterioration are described as follows:

Condition (b): Defective or Inadequate Street Layout - Conditions typically associated with defective street layout include: poor vehicular access and/or internal circulation; substandard driveway definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points); offset or irregular intersections; and, substandard or nonexistent pedestrian circulation.

Condition (c): Faulty Lot Layout - Conditions typically associated with faulty lot layout include: faulty lot shape and/or layout and inadequate lot size. Poor access is also considered to be an indicator of faulty lot layout.

Condition (d): Unsanitary or Unsafe Conditions - Conditions typically considered unsanitary or unsafe include: poorly lit or unlit areas; cracked or uneven sidewalks; poor drainage; environmental contamination; buildings located within a floodplain; uneven grading or steep slopes; and, the existence of trash, debris, weeds, abandoned vehicles, a high incidence of reported crime, graffiti or other forms of vandalism or vagrant activity.

Condition (e): Deterioration of Site or Other Improvements - Site conditions typically considered to be substandard or undesirable include: the presence of billboards, neglected properties, and unscreened trash or mechanical storage areas; deterioration of parking surfaces; lack of landscaping; and, other general site maintenance problems.

Each of these conditions of blight, as they apply to the Study Area, are discussed separately in the following paragraphs.

Defective or Inadequate Street Layout

As described above, there are several conditions used to determine whether a Study Area is blighted based on faulty street layout. During numerous on-site investigations and field surveys, these conditions were observed throughout the Study Area. The most pervasive street conditions found in the Study Area were related to substandard vehicular access posed by insufficient or non-existent driveway definitions or curb cuts. Street layout is considered faulty in cases where a parking lot is not separated from the street, not defined by curb cuts, or poses awkward entry and exit to the street.

Many parcels fronting Highway 42 suffer from inadequate street layout due to access problems arising from the lack of deceleration lane frontage. Cars traveling at highway speeds do not have sufficient opportunity to safely enter and/or exit parcels without a protected access road. This presents some safety risk and likely inhibits the development potential of parcels along the corridor.

Access is also a serious problem for many parcels – both residential and commercial – along either side of the railroad tracks, given that only two streets, Pine Street and South Boulder Road, provide east-west crossing opportunities. Access is further hindered by a lack of paved streets in much of the interior of the Study Area, between the rail corridor and Highway 42.

The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

Faulty Lot Layout

There are specific conditions that can be used to determine whether a Study Area is blighted based on faulty lot layout. Among these conditions are lot shape, layout and size, as well as conformity of use. On-site investigations and field surveys, review of public records and discussions with City staff, suggest that these conditions can be found throughout the Study Area.

Parcels smaller than one-half acre are typically considered to be of inadequate size because of significant constraints on the range of (re-) development options available to this lot size. However, because a significant portion of the Study Area is within a historic downtown area with small, yet well-functioning legal parcels, the lot size condition was relaxed for this analysis. Only parcels smaller than 0.1 acre, and not used for residential or downtown business purposes, were considered to be of “inadequate size”. These inadequately sized lots can be found scattered throughout the Study Area, typically as slivers or out-parcels.

Lot layout is deemed to be faulty if the configuration relative to the street is contrary to what is desired for development. Lot shape is considered faulty if the shape is unusual to the extent that it deters or constrains development options. Poor access, a condition related to poor lot layout, is discussed in the subsection above under *Defective or Inadequate Street Layout*, and is also indicative of faulty lot layout. Faulty lots can be found scattered throughout the Study Area

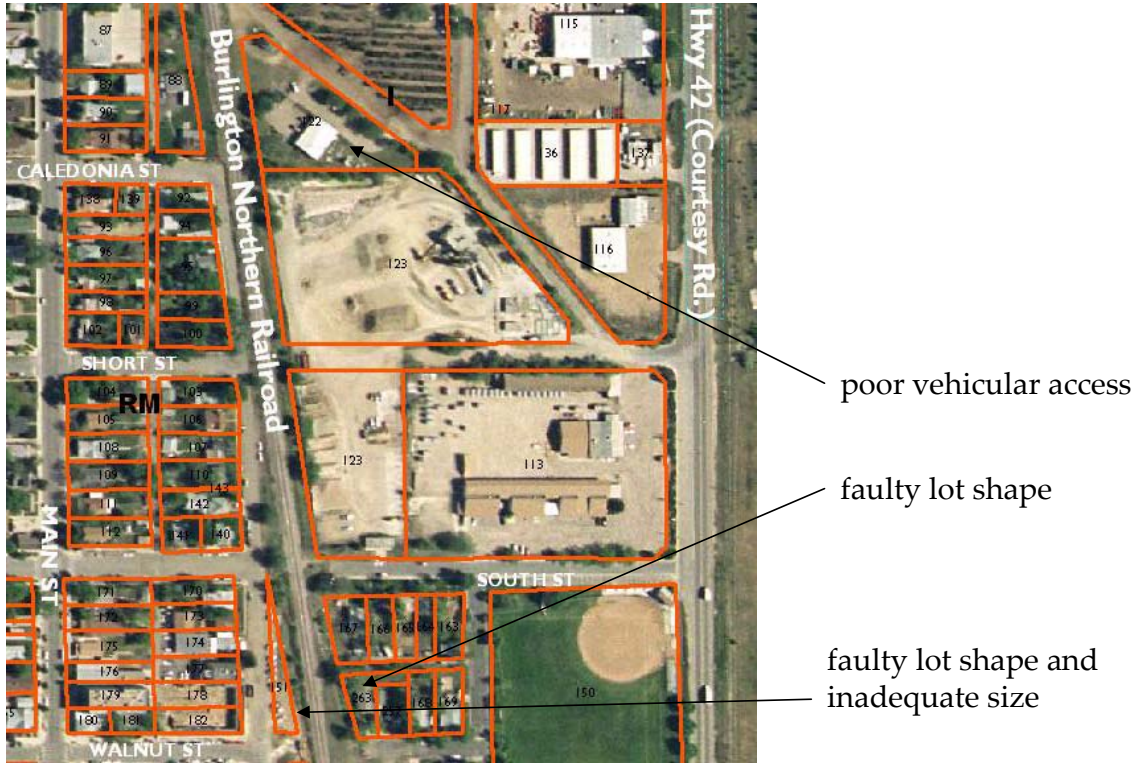
The aerial photograph presented on the following page illustrates several examples of faulty lots in the Study Area, as per the statute Condition (c). The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

Unsanitary or Unsafe Conditions

There are several locations within the Study Area exhibiting unsanitary or unsafe conditions. The most prevalent Study Area conditions considered unsanitary or unsafe include: poorly lit or unlit areas; unscreened trash or mechanical equipment; abandoned vehicles; and, flood hazard.

Poorly lit areas are prevalent throughout the Study Area particularly on large vacant parcels, in parking lots in front of or behind older businesses, and on industrial parcels in general. Problems with unscreened trash and mechanical equipment can be found throughout the Study Area as well, most commonly on property around older industrial and salvage businesses and in large vacant areas.

Examples of Condition (c)



Other instances of unsanitary or unsafe conditions were related to floodplain hazards and poor drainage. Twenty-eight properties throughout the Study Area are impacted by the 100-yr. floodplain (also known as 1 percent floodplain). This area is identified by the Federal Emergency Management Agency (FEMA) as Area “A” in maps produced to show flood insurance risk. The area of 1 percent annual flood risk is shown in the map below following the photographs.

Deterioration of Site and Other Improvements

A variety of blight conditions were observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions, which negatively affect the appearance and utilization of the area, most commonly include parking surface deterioration and unscreened trash and mechanical equipment. Several sites were found to have site maintenance problems, a lack of landscaping, general neglect or signage problems. Although this condition was most prevalent on older industrial and vacant properties, examples of site deterioration problems can be found on

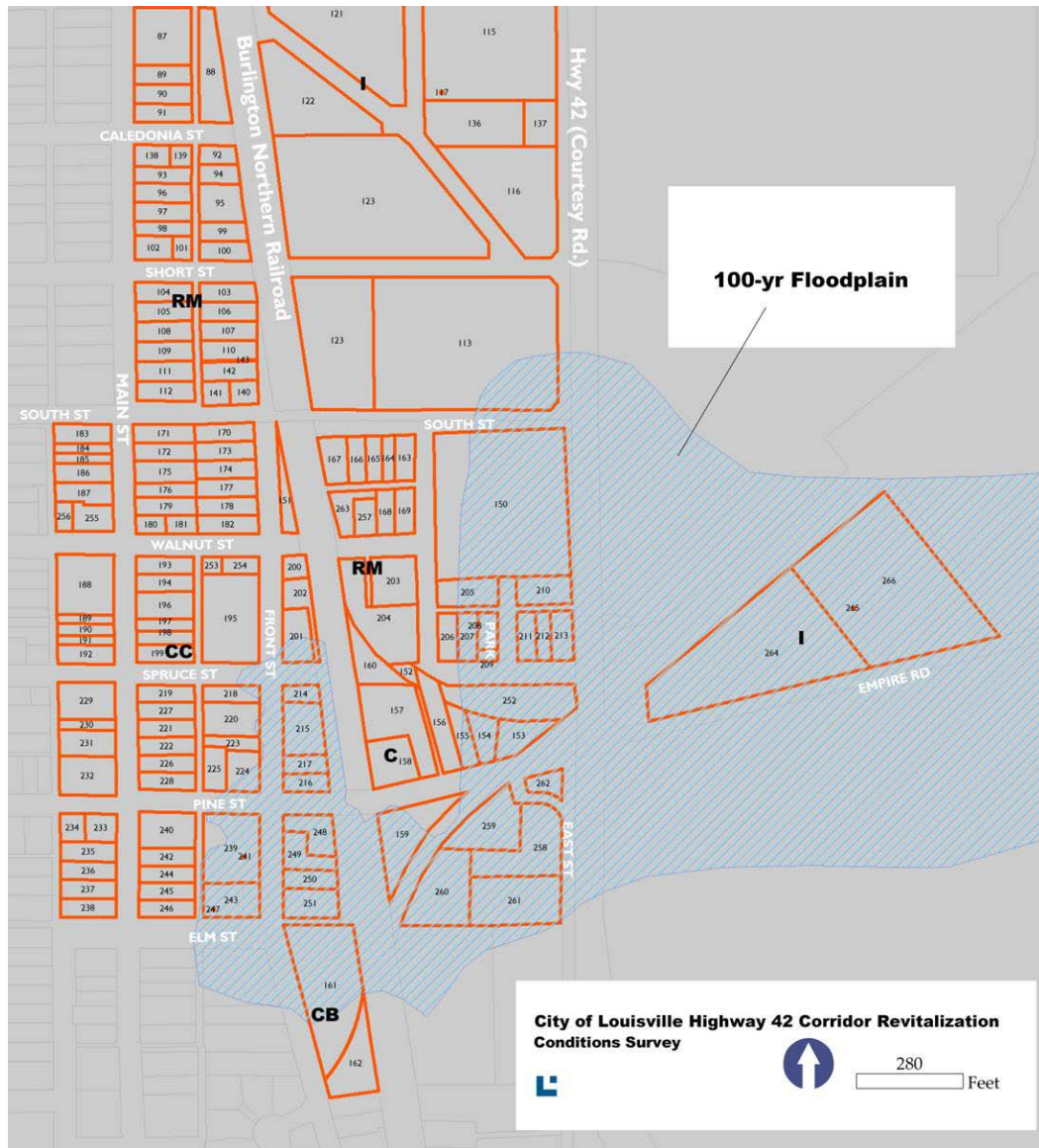
scattered residential properties throughout the Study Area, as shown in the photographs below and detailed in the maps and field inventory.

Examples of parcels exhibiting condition (d) are shown below:



The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

100-year Floodplain (FEMA Area "A")



Examples of Condition (e)



3.3 Unusual Topography/Inadequate Public Improvements

Unusual topography is considered, in this study, to exist on parcels with steep slopes or undulating terrain. The condition of inadequate public improvements is said to exist in areas with deteriorating street surfaces, overhead utilities, a lack of sidewalks, curb and gutter deterioration, inadequate street lighting, and/or a lack of water and sewer service.

Because the Study Area is predominantly flat, there are few instances of unusual topography. However, some can be found primarily along drainage ditches near Highway 42 and the Burlington Northern Railroad corridor.

Another condition related to inadequate public improvements involves street pavement deterioration and a lack of paved streets. Because the unit of analysis in this conditions survey is the parcel (and because public streets within the Study Area are not individual parcels) the condition of faulty street layout is referenced in the maps and tables as occurring on the adjacent parcel or parcels, rather than on the streets themselves.



Additionally, almost all parcels are considered, for purposes of this analysis, to have outdated power and phone system provision because of their reliance on overhead utilities. This is considered to be an impediment to modern development and redevelopment in the current real estate market.



Other instances of inadequate public improvements across many other parcels in the Study Area stem from the lack of adequate sidewalks and absence of overhead street lighting. Taken together, some sub-category of inadequate public improvements can be found on all but a few parcels within the Study Area.

The Appendix includes a map of parcels exhibiting parcels exhibiting either unusual topography or inadequate public improvements and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

3.4 Endangerment From Fire or Other Conditions

Danger to life or property from fire is said, in this analysis, to exist in commercial and multi-family residential structures that lack sprinkler systems. The Louisville Fire District provided a list of all sprinklered structures within the Study Area. All other commercial structures and apartments not appearing on that list are assumed to lack sprinkler systems for fire safety, and are considered to present a danger to life or property from fire as per the state statute. This condition impacts 73 parcels within the Study Area.

Endangerment from fire or other conditions is also said to exist, due to the risk of flood, on parcels that lie within the 100-year flood plain. As mentioned previously under Condition (d), 34 parcels are affected by this condition, as indicated on the map and in the field inventory.

The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

3.5 Unhealthy or Unsafe Building Conditions

Unhealthy or unsafe building conditions are said to be present on parcels with structures that appear to have obviously unsafe structures or facilities. No interior inspections were performed, so only three parcels were considered sufficiently dilapidated, based on their exterior appearance, to be counted unhealthy or unsafe due to design or construction as per the state statute.

The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

3.6 Environmental Contamination

There are several, primarily industrial, sites along the Highway 42 corridor and in the interior of the Study Area where environmental contamination is suspected. Those sites are currently being investigated as part of a Phase I environmental assessment, but results from that process were not available for inclusion in this report. As such, for purposes of this analysis, there is no *known* environmental contamination within in the Study Area.

Examples of Unsafe or Unhealthy Building Conditions



3.7 High Service Demands or Underutilized Sites

This statutory category considers two different conditions that can impact the welfare of an area. Sites (in this case parcels) exhibiting “health, safety, or welfare factors requiring high levels of municipal services” may include areas of high crime or repeated fire code violations. Areas characterized by “substantial physical underutilization or vacancy of sites, buildings, or other improvements” may include vacant lots, parcels with vacant structures, or parcels for which the value of its improvement is disproportionately small in relation to the land value.

Underutilization of parcels, as evidenced by site or building vacancy, was considered as an indication of this condition. In addition, parcels adjacent to intersections with unusually high rates of traffic accidents are considered to require “high levels of municipal services” due to “safety” factors under the statute.

The Study Area includes 16 parcels with either vacant land or vacant buildings, amounting to 36 of the 133 total (non-road) study area acres. These properties are considered underutilized for the purposes of this analysis.



High rates of traffic accidents were found at the intersections of Highway 42 and South Boulder Road, and at the intersection of Highway 42 and Pine Street. These nodes had substantially higher incidences of both injury and non-injury accidents over a five-year control period, as recorded by the City of Louisville Police Department; therefore, demanding significant public safety resources relative to other areas of the City. Accordingly, parcels adjacent to these intersections are considered to demonstrate Condition (k.5) under the state statute. During the four years between 2001 to 2004, the intersection of Highway 42 and Pine Street had a total of 21 traffic accidents. The intersection of Highway 42 and South Boulder Road had a total of 94 accidents, involving 34 persons injured.

The Appendix includes a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

4.0 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 the 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. Conditions that did exist concerning defective street and lot layout included problems associated with poor vehicular access and faulty lot layout, shape and size. Parcels in the area of two main intersections were considered to have faulty street layout because of a high incidence of traffic accidents.

(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 equipment, flood hazard and, in a few cases, abandoned vehicles.

(e): Deteriorating sites and other 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 improvements was nearly universal within the Study Area due to street pavement (and shoulder) deterioration, a lack of sidewalks, curb & gutter and, most prevalent, overhead utilities.

(g) Instances of *defective or unusual title* were not investigated for this analysis.

(j) *Environmental contamination* is suspected on several parcels but, is not currently known to exist in the Study Area.

(k.5): *High services demand or site underutilization* can be found on several sites throughout the Study Area due to vacant land and buildings, as well as high incidences of traffic accidents.

Nine of the 11 possible qualifying blight conditions specified by the state statute were found in the Study Area. In all, there were 38 parcels totaling 70 acres with at least five qualifying conditions present and 63 parcels totaling 84 acres with at least four conditions present. Table 1 summarizes blight qualifying conditions present in the Study Area.

Table 1
Louisville Highway 42 Revitalization Area 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

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*

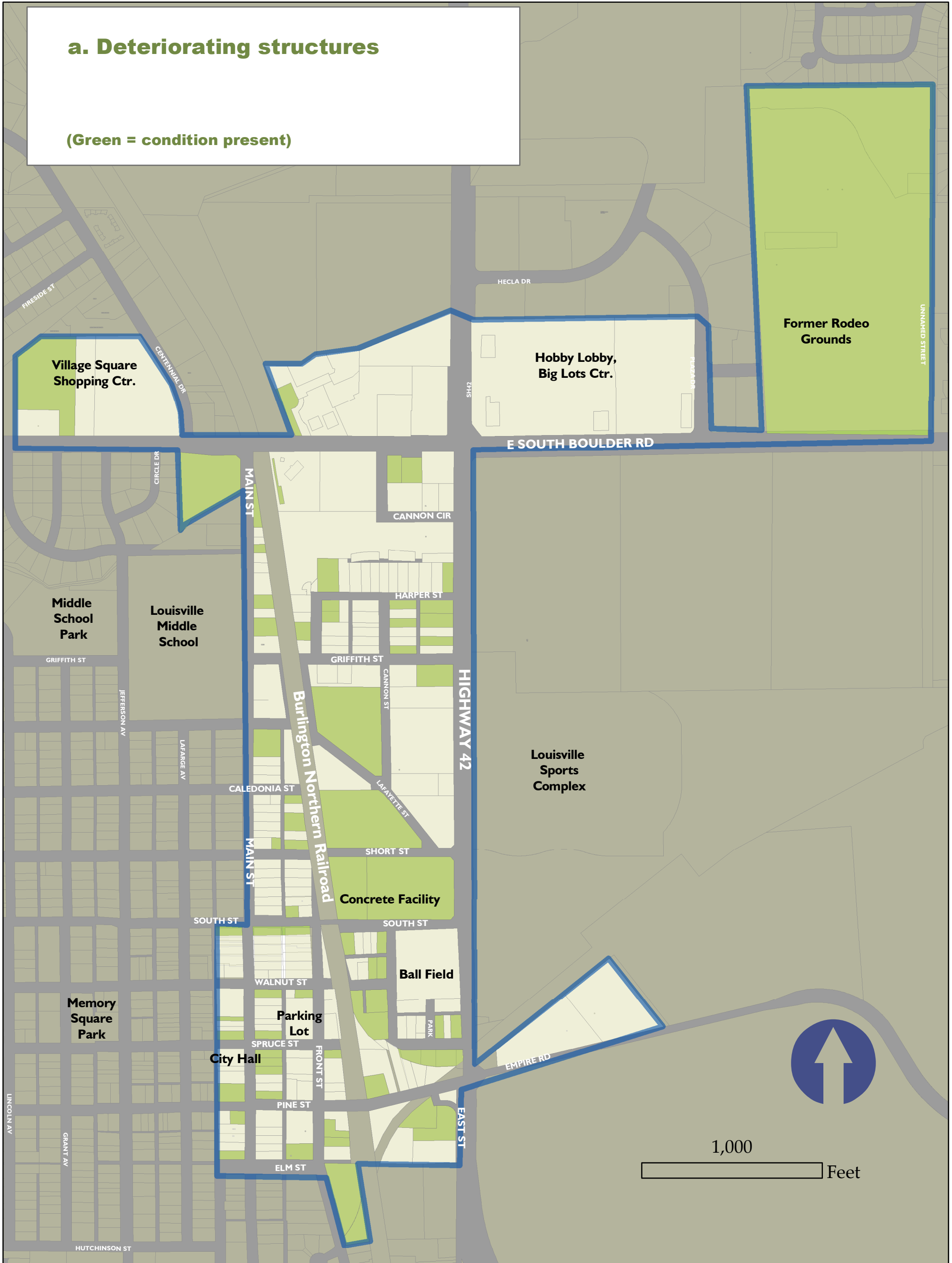
Appendix A: Maps of Blight Conditions by Category

City of Louisville - Highway 42 Urban Renewal Area



a. Deteriorating structures

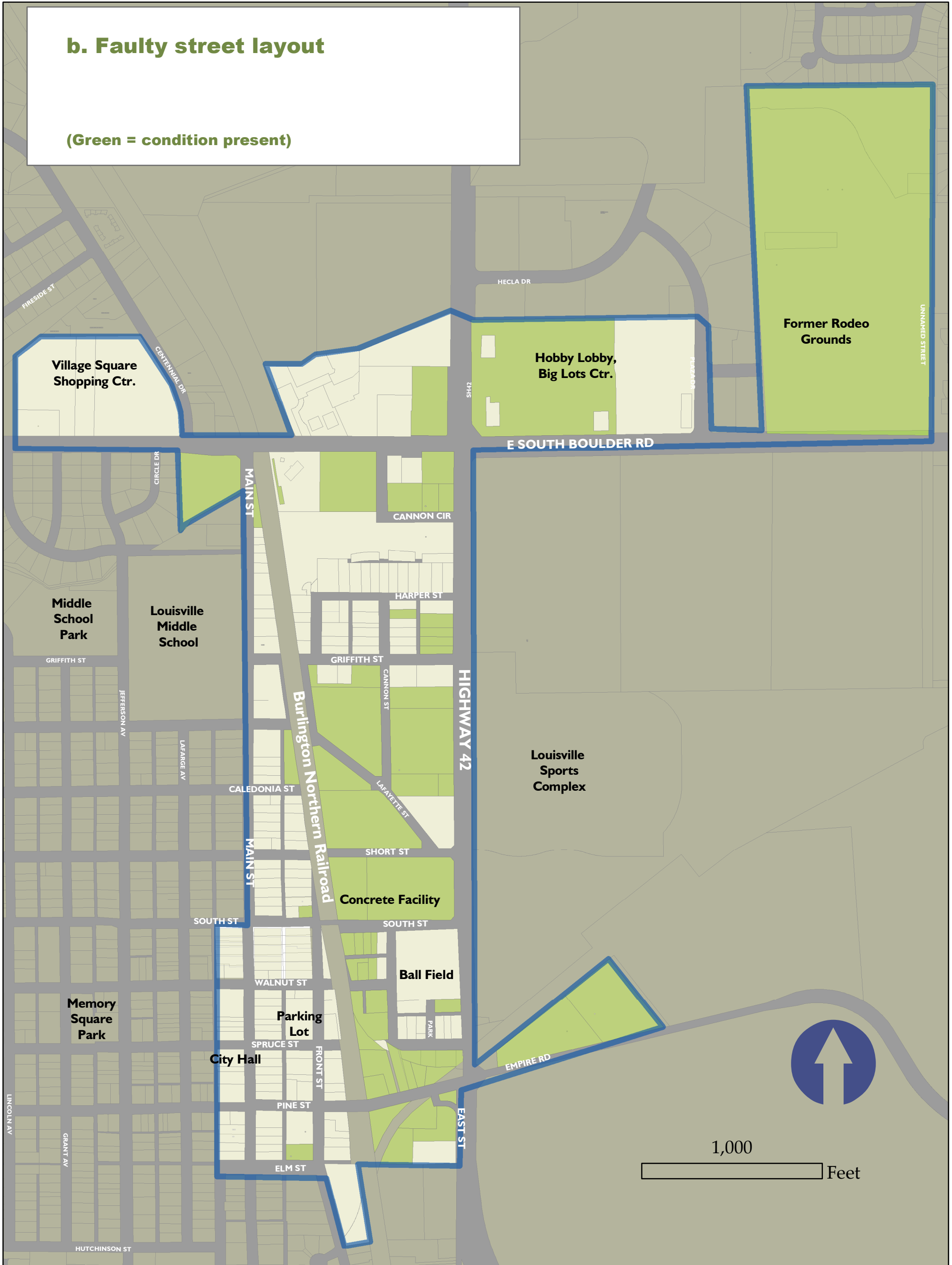
(Green = condition present)



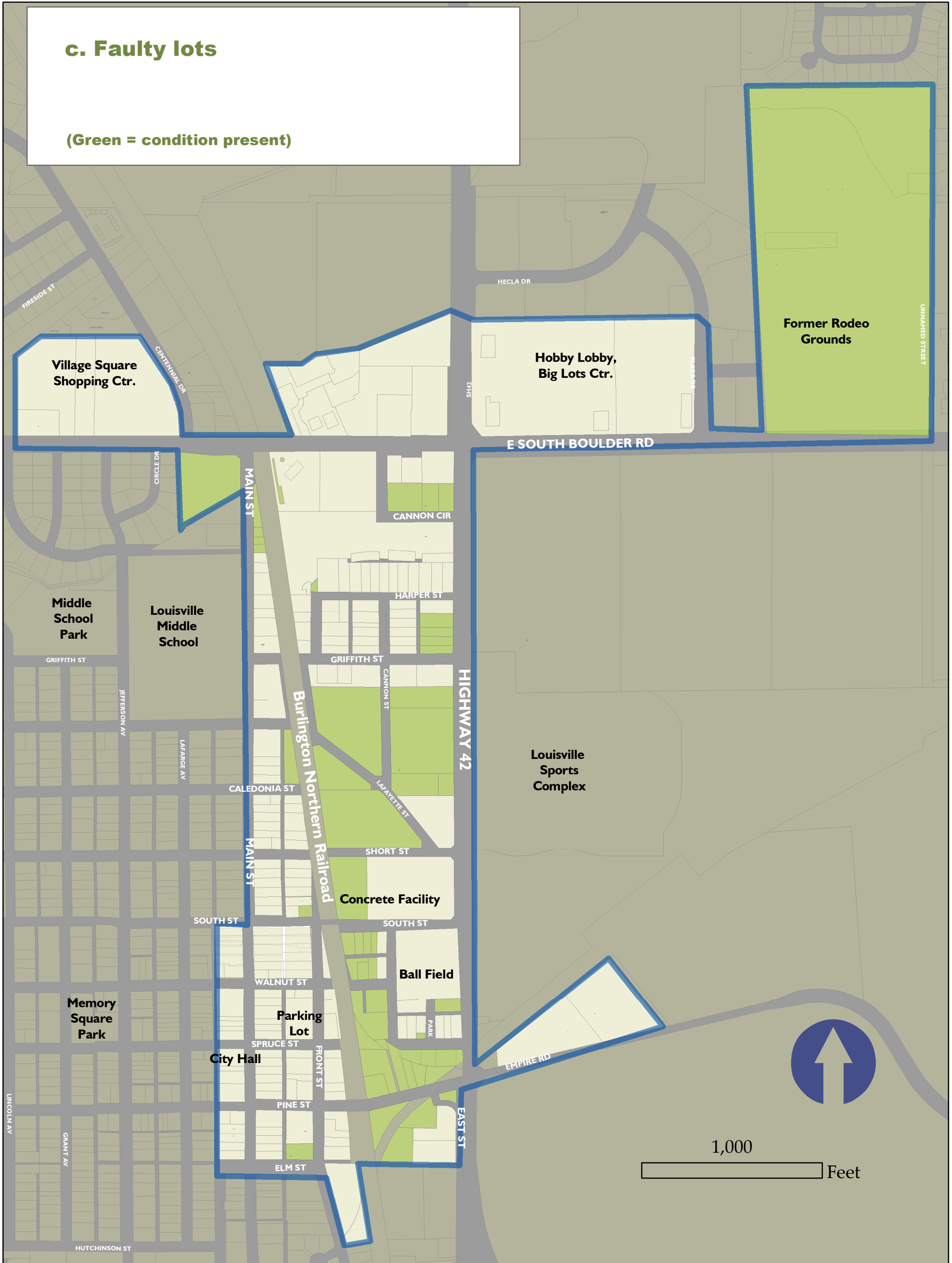


b. Faulty street layout

(Green = condition present)



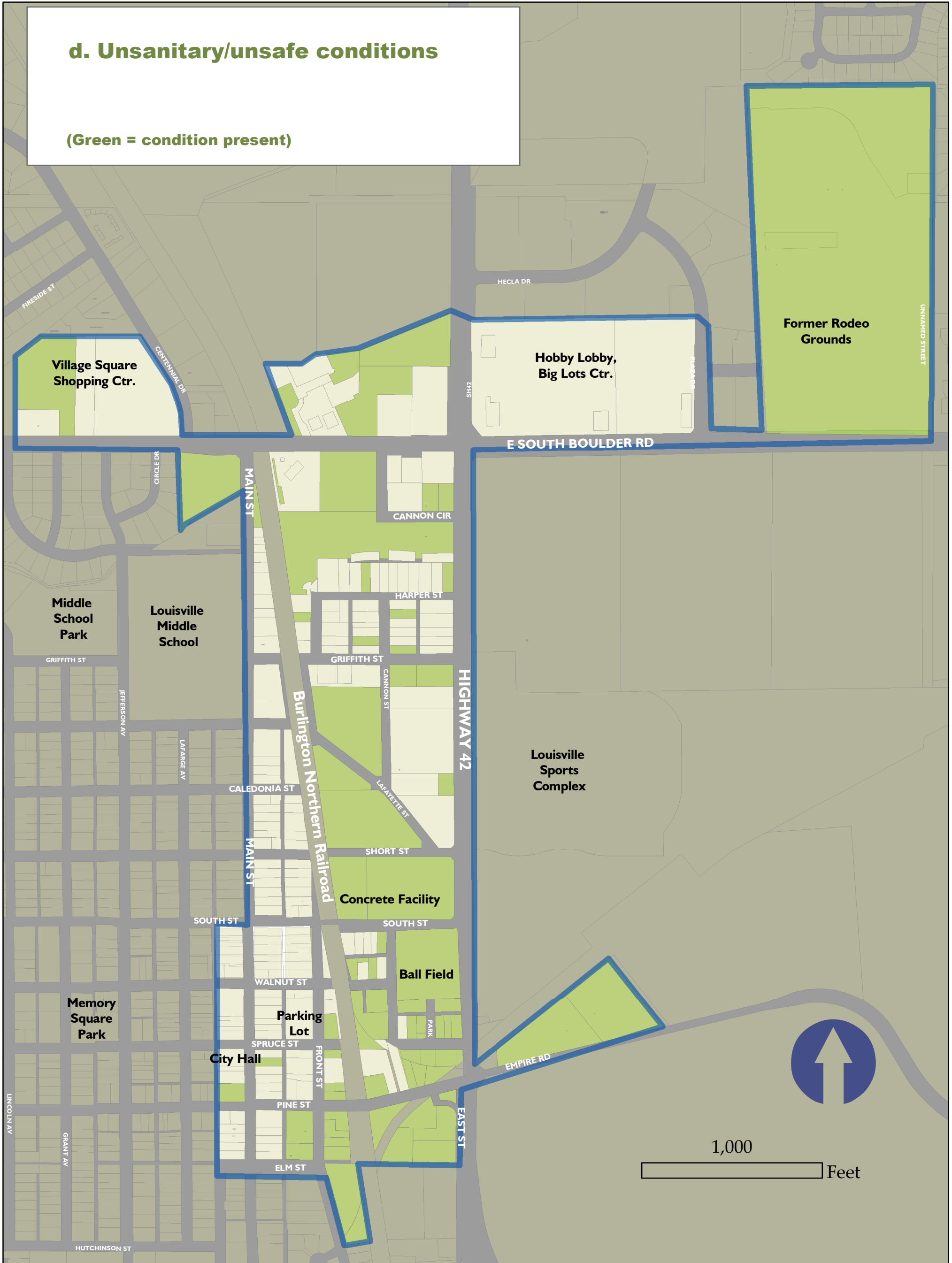
City of Louisville - Highway 42 Urban Renewal Area



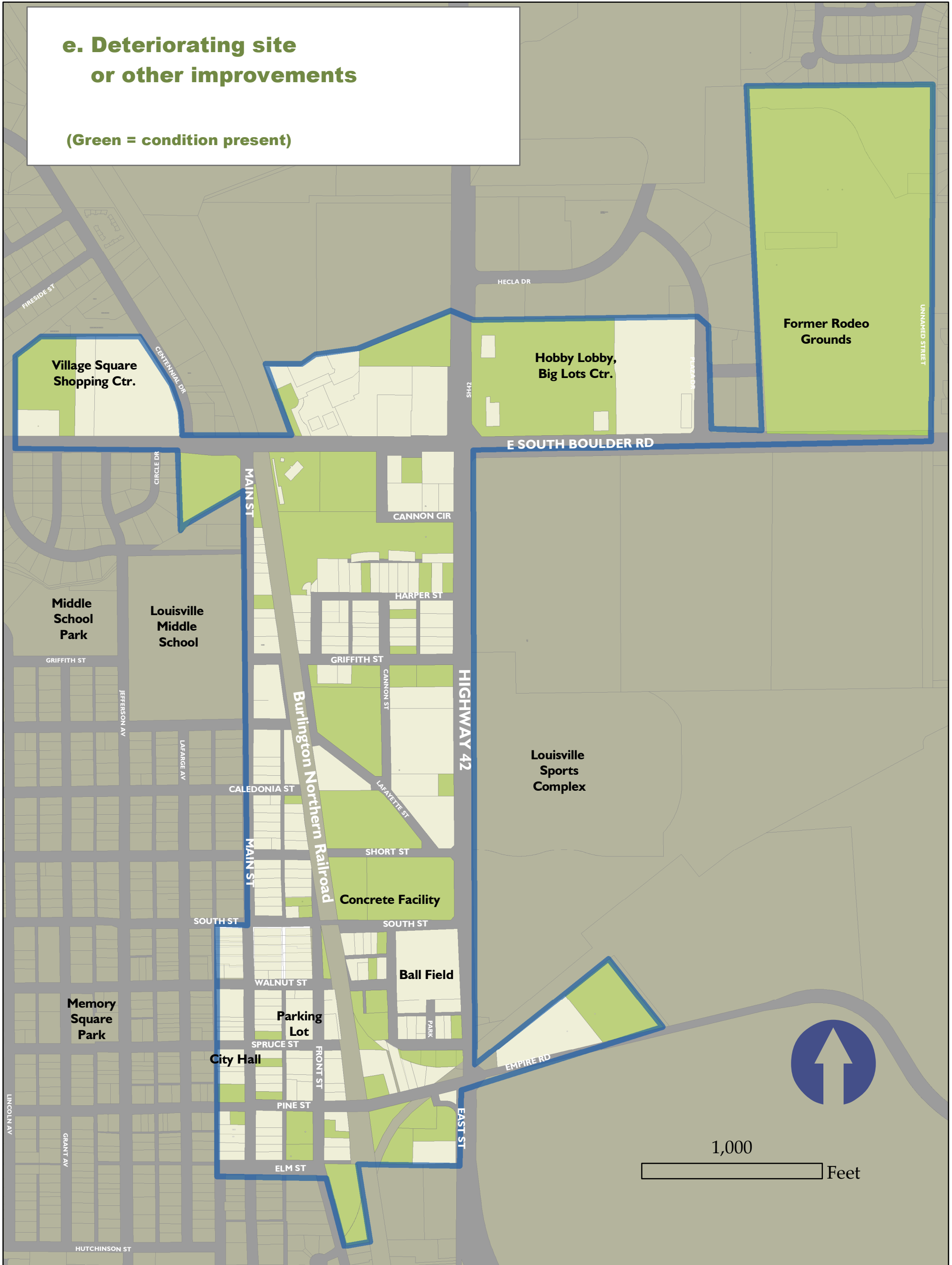


d. Unsanitary/unsafe conditions

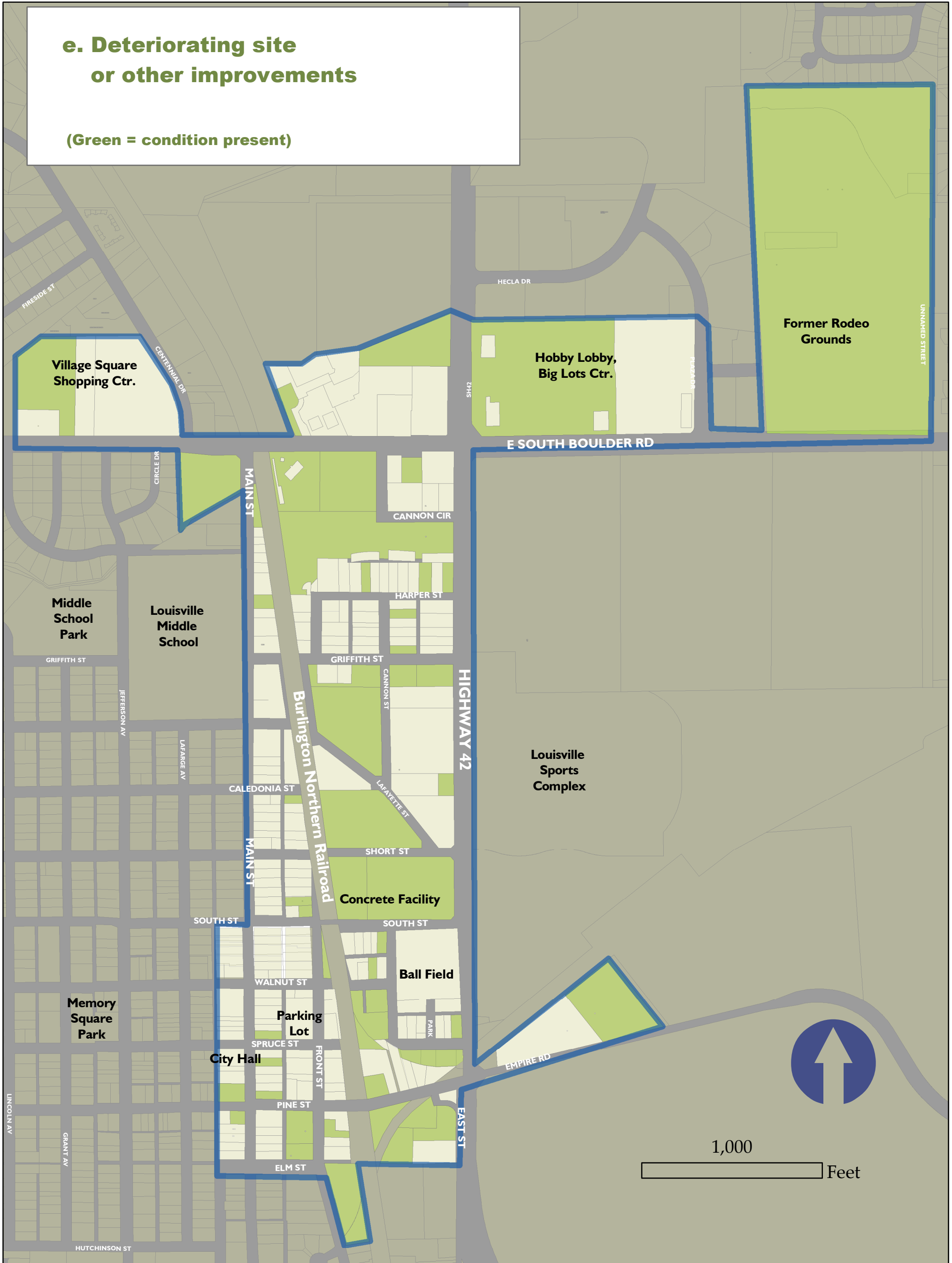
(Green = condition present)



City of Louisville - Highway 42 Urban Renewal Area



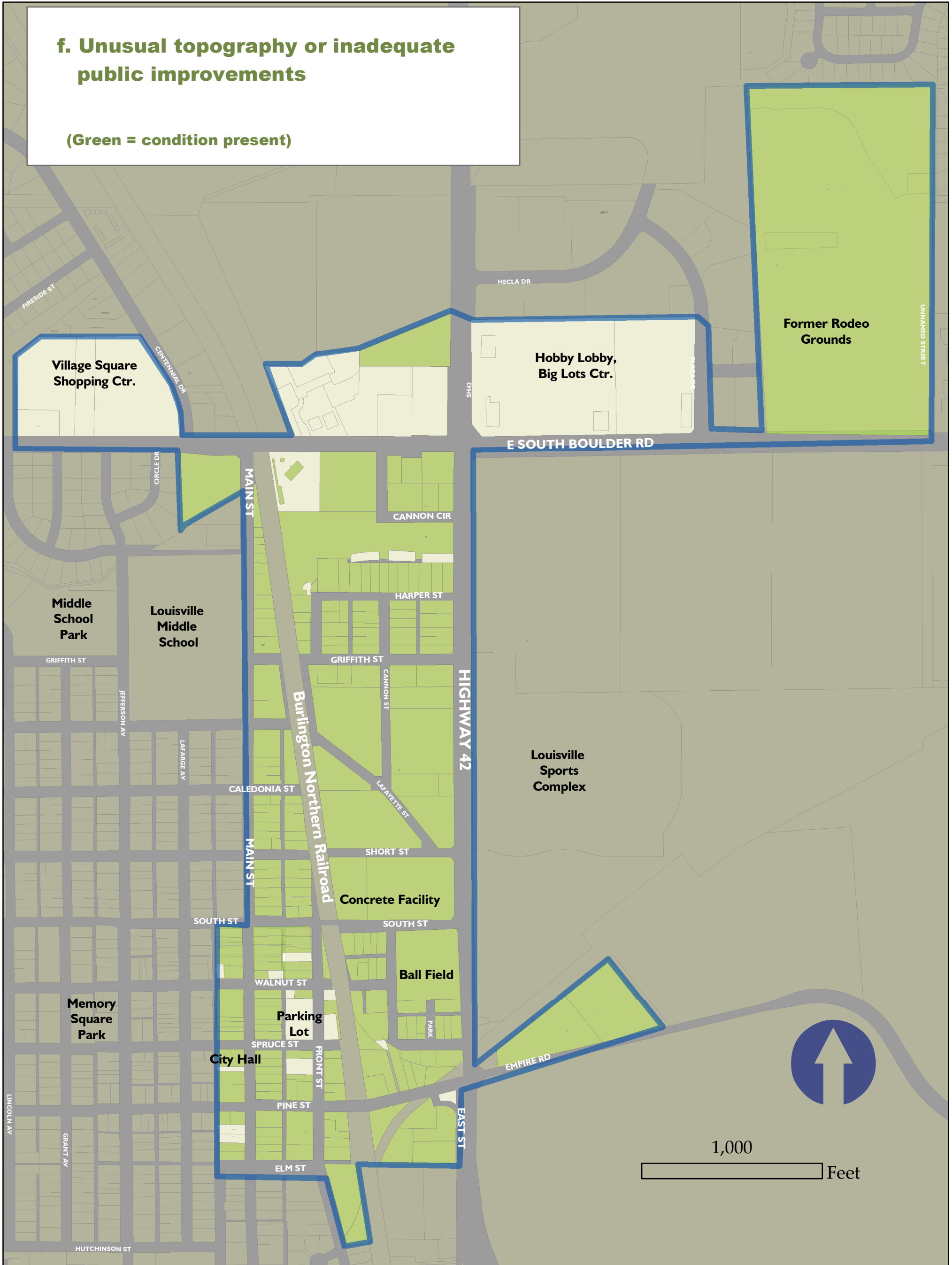
City of Louisville - Highway 42 Urban Renewal Area





f. Unusual topography or inadequate public improvements

(Green = condition present)

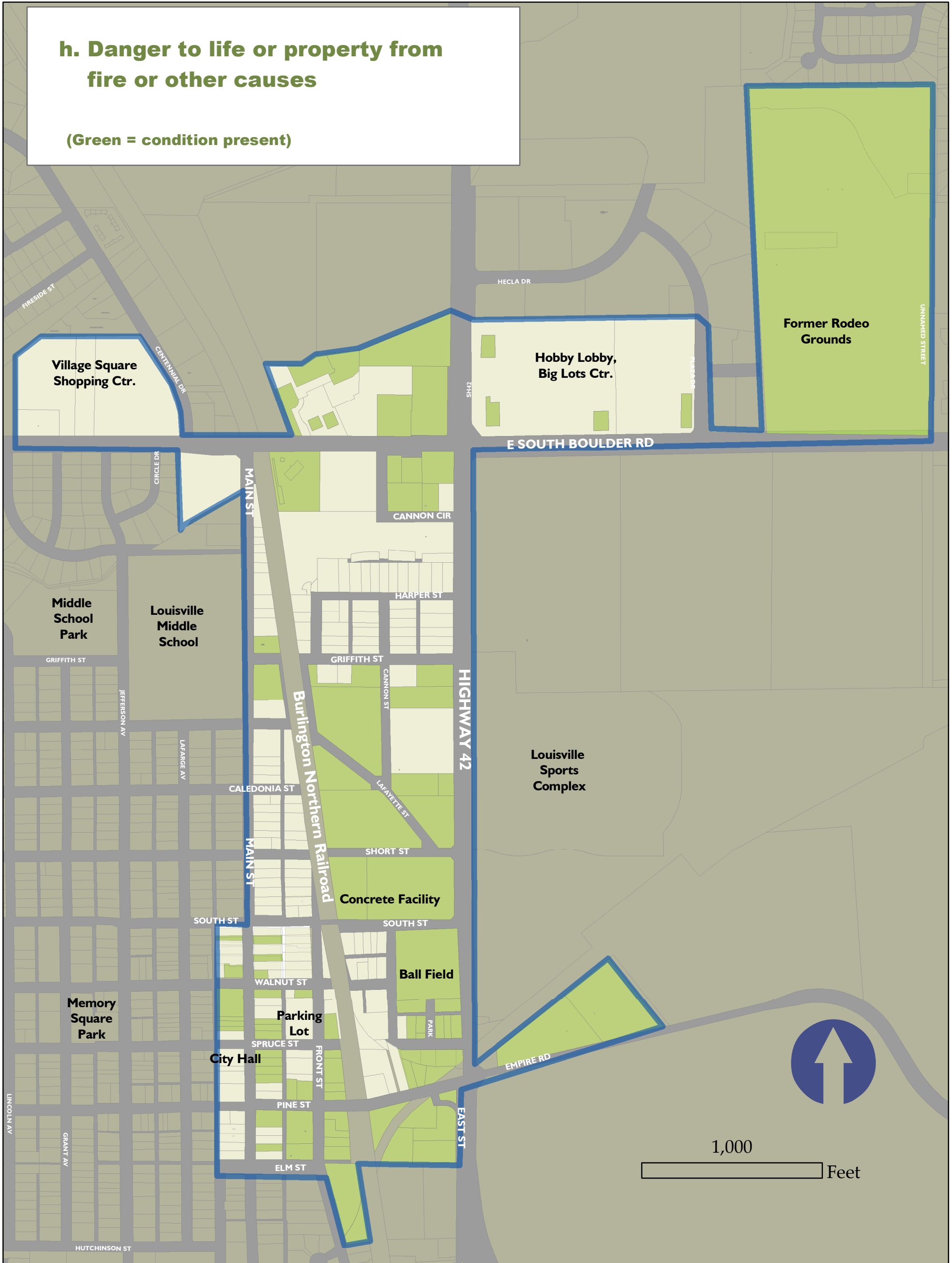


City of Louisville - Highway 42 Urban Renewal Area



h. Danger to life or property from fire or other causes

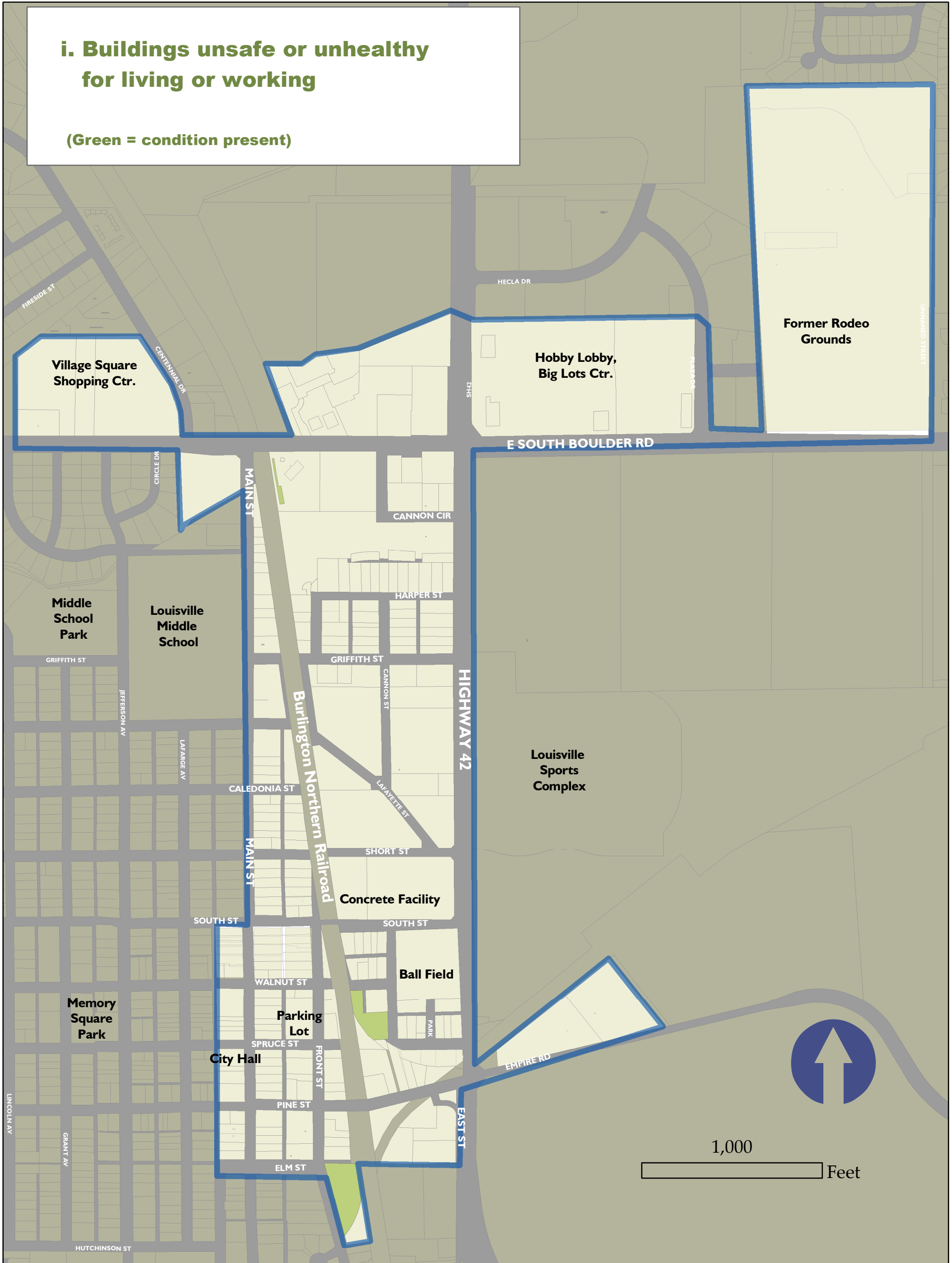
(Green = condition present)





i. Buildings unsafe or unhealthy for living or working

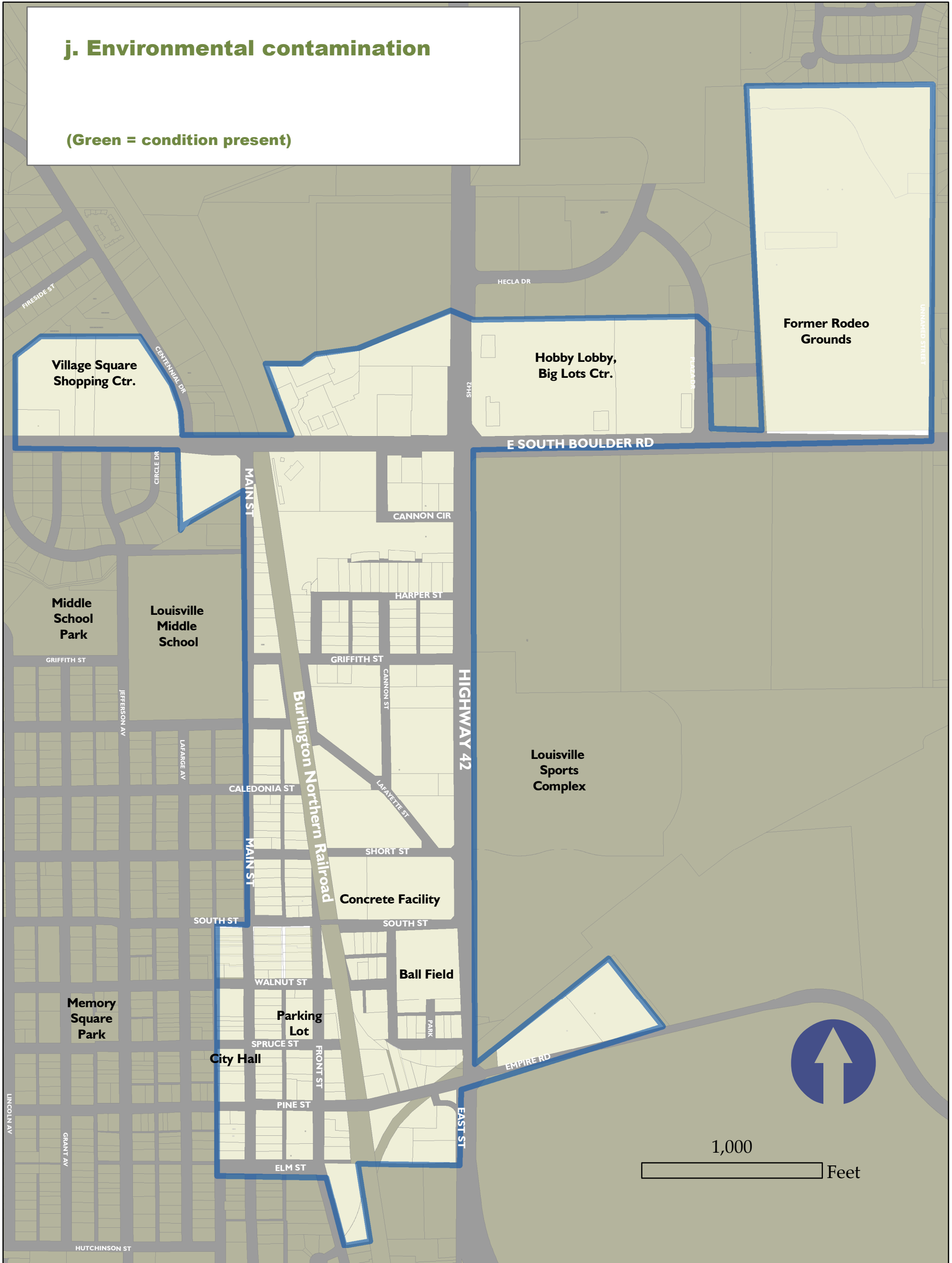
(Green = condition present)



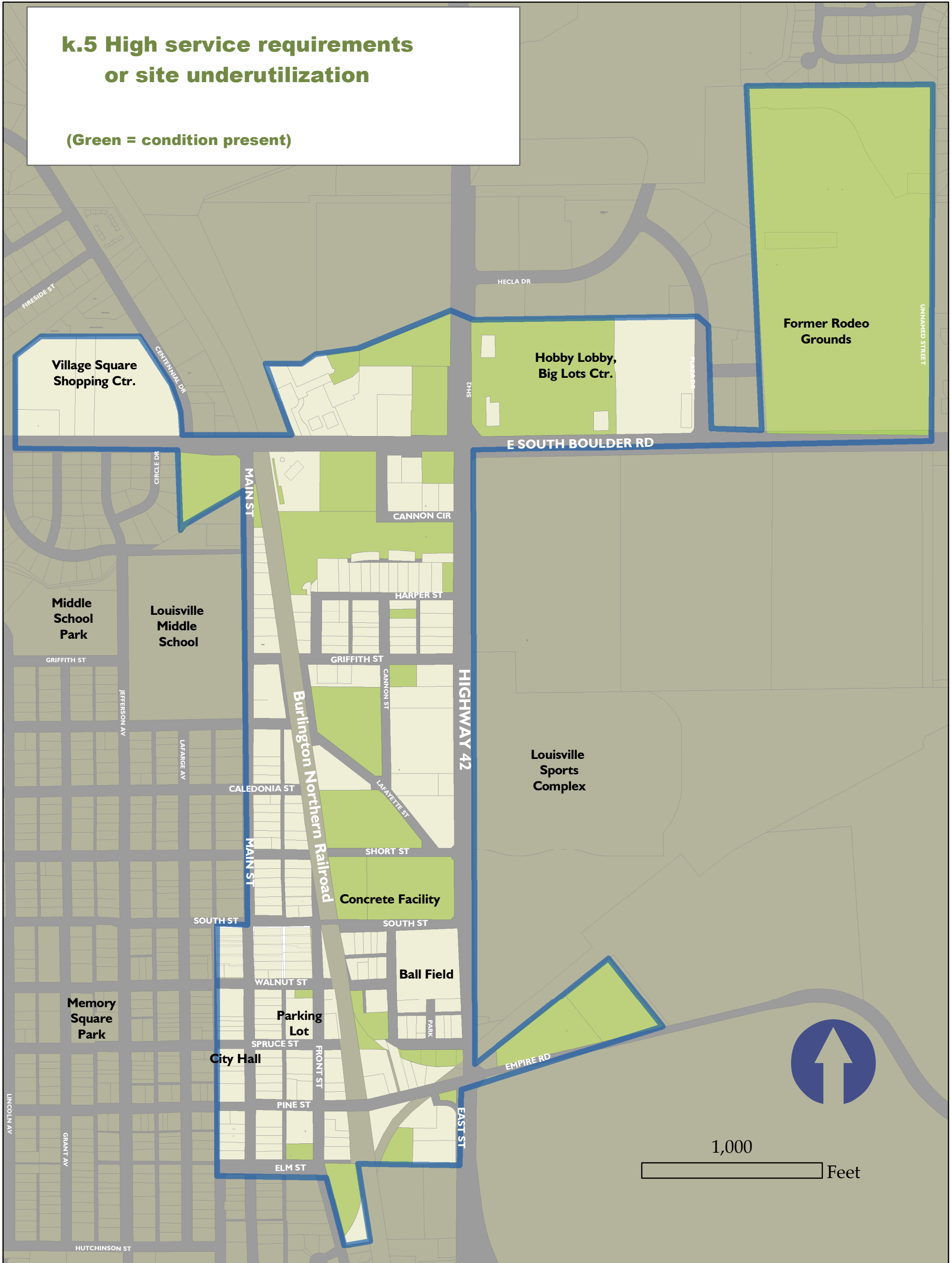


j. Environmental contamination

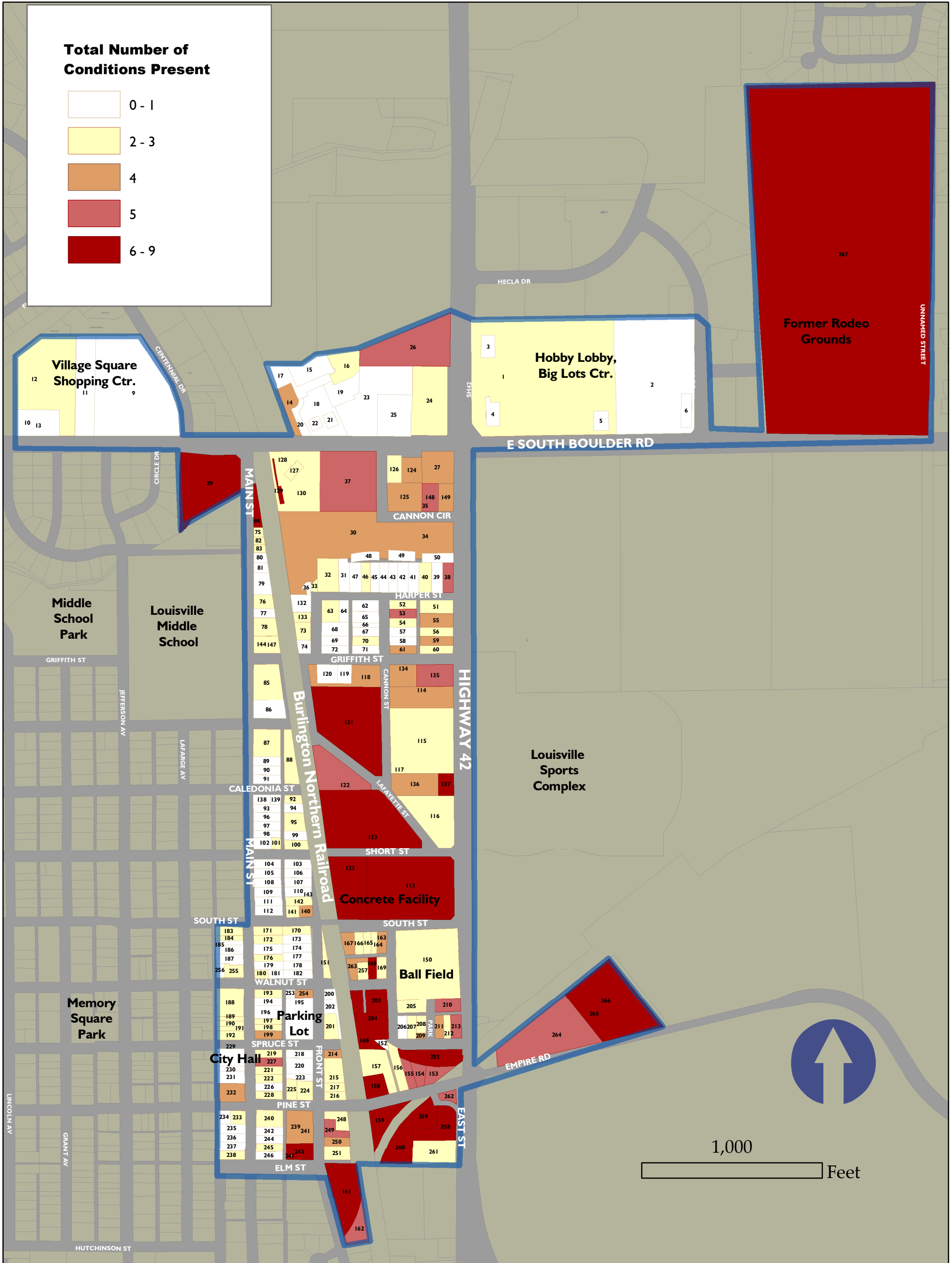
(Green = condition present)



City of Louisville - Highway 42 Urban Renewal Area



City of Louisville - Highway 42 Urban Renewal Area



Appendix B: Field Survey

