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URBAN RENEWAL PLAN**

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**This is a modification of the original 1998 Plan with an effective date of
June 2012.**

CITY CENTER PHASE I URBAN RENEWAL PLAN

A. PREFACE

This Urban Renewal Plan (the "Plan") is designed to implement the provisions of the Colorado Urban Renewal Law, Part 1 of Article 25, Title 31 C.R.S., as amended (the "Act"). The Act requires that the Plan afford maximum opportunity, consistent with the sound needs of the City, for the rehabilitation or redevelopment of the area by private enterprise. The Urban Renewal Project (the "Project") described in the Plan have been prepared by the Commerce City Urban Renewal Authority (the "Authority"), the Commerce City Community Development Department and the Economic Development Department pursuant to the Act. The Plan confirms with the 2010 C3 Vision Comprehensive Plan, location of the Urban Renewal Area within the City is shown on Exhibit "A" attached hereto and incorporated by reference. The administration of this Project and the enforcement of this Plan shall be performed by the Commerce City Urban Renewal Authority.

The Plan replaces in its entirety the previous URA Plans adopted in September 1978. Upon adoption of the Plan, the previous Plan will be declared null and void.

B. PROJECT PURPOSE AND GOALS

To the maximum extent possible, the Authority will encourage and/or partner with private enterprise to meet the purposes and goals of the Plan. A major goal of the Plan is to encourage infill development and investment in the center city.

As authorized by the Act, the Plan has been developed to achieve the following purposes and goals within the Urban Renewal Area as stated in the Act.

1. TO ELIMINATE the existing blight conditions in their various forms within the Area (the "Area"), which conditions are declared by the Act to constitute a serious and growing problem; are injurious to the well-being of the entire community; constitute economic and social liabilities for the City, and adversely affect the sound growth of the City.

2. TO PROVIDE for the commercial redevelopment and rehabilitation of the Area in a manner that is compatible with and complementary to existing development and uses in the general area, and to provide an improvements framework that encourages economic redevelopment of the Area.

3. TO PROVIDE for commercial redevelopment and rehabilitation of the Area by both the public and private sector in a manner that balances resources, services, and capital improvements.

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4. TO SERVE as a long-range guide for evaluating proposals, assuring compliance with city requirements or other design standards as may be adopted in the future, making recommendations, establishing improvement project priorities, and scheduling improvements within the Area.

5. TO REINFORCE the C3 Vision Comprehensive Plan adopted by the City of Commerce City ("Comprehensive Plan") by refurbishing and expanding existing commercial areas.

In 2010, the Commerce City Council adopted a Comprehensive Plan with the general purpose of "guiding and accomplishing coordinated, adjusted, and harmonious development of the City of Commerce City that will, in accordance with future needs, promote the health, safety, order, convenience, prosperity, and general welfare of the inhabitants of the City of Commerce City."

The URA Plan supports goals stated in the Comprehensive Plan and Urban Renewal activities that strive to:

1. Actively work toward the development of a balanced commercial, residential, and industrial growth pattern.
2. Institute programs that will maintain and improve the community's quality of life.
3. Enhance the visual aesthetics of the community.
4. Refurbish and expand existing commercial areas to achieve maximum feasible market saturation.
5. Identify appropriate types of new development for currently undeveloped or partially developed areas within the Commerce City service area and encourage development in these areas.

The Comprehensive Plan emphasizes the following actions related to the URA to encourage economic growth:

- General community improvement to demonstrate the city as an attractive place to locate.

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The Plan addresses the following goals from the Comprehensive Plan:

1. **Goal ED 3 - Recruit new employment and commercial development.** Attract and promote new commercial and employment uses to the Historic City that will provide jobs and services for residents and revenues for city operations. The city will reserve undeveloped lands for future commercial and employment activities, as designated on the Future Land Use Plan Map.
2. **Goal ED 4 - Attract and support quality retailers to become a more balanced city.** The city will actively recruit retailers to locate in growth areas and the Historic City, while retaining and supporting existing retailers.
3. **Goal RR 2 - Focus on redevelopment to strengthen viability and mixed-use in targeted areas.** Commerce City will strategically contribute to redeveloping targeted areas to accommodate current and future employment and residential needs, and reduce conflicts between residential and industrial uses.
4. **Goal RR 3 - Strengthen existing neighborhoods through reinvestment and assistance with renewal efforts.** The city will reinvest in aging neighborhood infrastructure (e.g., streets, sidewalks, lighting, energy efficiency, and other public works) to spur private investment. Existing neighborhoods have desirable central locations in the Denver-metro area near many regional assets and jobs. Incentives and enhanced code enforcement can help improve the neighborhoods' competitive edge.

C. URBAN RENEWAL AREA BOUNDARIES

The Urban Renewal Area contains approximately 29 acres and is generally located in the center area of the original part of Commerce City. The boundaries are depicted in Exhibit A. In general terms, the boundaries include East 62nd Avenue to the north, Parkway Drive to the east, East 60th Avenue to the south, and U. S. Highways 6 and 85 to the west

D. GENERAL AREA DESCRIPTION AND ELIGIBILITY

Under Colorado State Law, the term "blight" describes a wide array of urban problems that can range from physical deterioration of buildings and the environment, to the health and social and economic problems of a particular area. Before remedial action can be taken by a public agency, however, Section 31-25-107 et seq. Colorado Revised Statutes requires the governing body to determine such area to be a slum, blighted area, or a combination thereof. To aid in deciding whether this requirement has been met, this Blight Survey was performed for the area.

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A finding of blight is a cumulative conclusion attributable to several physical, environmental, social, and economic factors. No single factor can be authoritatively cited as a cause of blight. The following excerpt from Section 31-25-103 (2) C.R.S., defines “blighted areas” and the factors that contribute to it:

“‘Blighted area’ means an area which, by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, unusual topography, defective or unusual conditions of title rendering the title non-marketable, or the existing of conditions that endanger life or property by fire and other uses, or any combination of such 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 in its present condition and use.”

Commerce City staff prepared a blight Survey for the Project area. The purpose of the survey was to establish whether conditions of blight, as defined in the Act, exist in the project area. The Blight Survey (Exhibit “2”), consisting of eleven pages (two maps and nine pages of images) dated June 1998, is incorporated herein by reference.

The Blight Survey measured a wide range of physical factors based on field survey work undertaken by Commerce City staff. Data was gathered and evaluated in the following areas:

- Land Use
- Utilities
- Traffic
- Public Streets
- Access/Internal Circulation
- Site Improvements
- Building Conditions
- General Health and Safety
- Fire Protection

An exhibit that demonstrates the geographical distribution of blight in the area was prepared.

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Summary of Blight Survey

- Insufficient access to residential properties; lack of curb, gutter, or sidewalk; and inadequate street width. Overhead power lines, weeds, junk, and trash. Image 1, 2, 3, and 4.
- Overhead power lines and weeds. Image 5.
- Rundown building with tires around business sign. Image 6.
- Abandoned building with junk and weeds. Images 7 and 8.
- Inadequate access to State Highway 6/85 and Highway 2. Images 9 - 11.
- Substandard building. Images 5 and 16.
- Abandoned foundations, weeds, and large poles with overhead power lines Images 17 - 22.
- Underutilized parcels of land. Images 23-25.
- Weeds and grass growing through pavement. Images 26-30.
- Vacant lot with junk cars. Images 31-33.
- Business with junk and weeds. Image 34.
- Overhead power lines down 64th Avenue. Image 35.
- Nonconforming industrial use in commercial zone district (C-3).
- Nonconforming residential use in a commercial zone district (C-3). Image 36.
- Cracked asphalt, weeds, and trash. Images 37-38.
- Large structures built across property lines.
- Faulty lot lines for commercial development.
- Three nonconforming residential uses in a commercial zone district (C-3). Images 39-41.
- East 60th Avenue and Vasquez Boulevard intersection – seven-leg intersection with heavy tractor-trailer traffic causing congestion, delays, and safety problems. Images 1-2.
- Overhead power lines and weeds. Image 3.
- Nonconforming residential use in industrial district (I-2). Images 4-6.
- Inadequate storm sewer capacity some flooding after major storms. Two substandard dwellings and out-buildings. Nonconforming residential structure in industrial zone district (I-2). Images 7-11.
- Close proximity to I-270 off-ramp and slip ramp at East 58th Place causing confusion and traffic hazards. Image 12.
- I-270 and Vasquez Boulevard interchange – traffic capacity and congestion problems.
- Missing interchange ramp for northbound Vasquez Boulevard to eastbound I-270.
- Traffic hazard from eastbound I-270 traffic exiting onto southbound Vasquez Boulevard and exiting eastbound onto East 56th Avenue.
- Generally flat conditions throughout area.
- Incomplete, inadequate interchange at I-270 and Vasquez Boulevard and roadway in the vicinity, including lack of adequate weaving patterns, which cause accidents and congestion problems.

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- Inadequate traffic control and roadway system at the intersection of 60th Avenue and Vasquez Boulevard.
- Local roadway system lacking in adequate capacity and connections, causing congestion and confusion.
- Lack of urban standard road for residences at approximately 66th Avenue and Highway 2.
- Incomplete development of Parkway Market Center area.
- Incomplete pedestrian, bicycle path, and bus passenger amenity system.
- For this area, received 3208 calls for police service during 1997, which was 8.2% of the total calls for service.
 - ✓ 5600-6000 East 64th Avenue - 1197 calls for service
 - ✓ 6000-6200 Parkway Drive – 557 calls for service
- Types of calls for service and frequency include:
 - ✓ Traffic stop – 228 times;
 - ✓ Shoplift – 209 times;
 - ✓ Business check – 162 times;
 - ✓ Alarms -150 times;
 - ✓ Ambulance – 150 times
- Previous Superfund sites that are not delisted from the NPL.

E. LAND USE REGULATIONS AND BUILDING REQUIREMENTS

The Plan will provide a comprehensive and unified plan to promote and encourage high-quality development of the Urban Renewal Area. The land use and building requirements contained in the City Codes and Ordinances and the provisions of the Plan will be enforceable by the Authority.

The Plan will implement the provisions of Section 31-25-1-7(8) of the Act, which provides that, upon approval of the Plan by City Council, the provisions of the Plan shall be controlling with respect to land area, land use, building requirements, and timing or procedure applicable to the property covered by the Plan.

F. PLAN REVIEW PROCESS

The purposes of the Plan are to eliminate and prevent blight in the Area and to achieve development of the highest quality in the Area. To assure that those purposes are accomplished, the Department of Community Development shall review all proposals/plans for conformance with City policies and/or URA guidelines and except for single-family building permit applications, shall notify the applicant as to conformance with City policies and/or URA guidelines. No building permit shall be issued unless the proposal complies with applicable City and URA requirements.

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a) **Site Development Plan**

Each plan or proposal shall be accompanied by a site development plan. The site development plan shall be submitted to and approved by the Department of Community Development or the Authority, as applicable, for compliance with the standards listed below.

b) **Review Standards**

The decision shall be based on whether a site development plan proposal meets the following standards:

- 1) The proposal should be consistent with the purposes and goals of this Plan.
- 2) The proposal should identify and specify factors that mitigate any potential negative impacts on nearby properties.
- 3) The proposal should identify and specify factors that maximize potential positive impacts on nearby properties.
- 4) The proposal should include adequate facilities for pedestrians, transit, bicyclist, and motorists.
- 5) The land uses within the proposal should be compatible with one another.
- 6) The proposal should include any common areas serving the site, and contain adequate provisions for ownership and maintenance of such areas.
- 7) The proposal should include adequate public improvements (both on and off site) to be provided in a timely manner.

G. PROJECT ACTIVITIES

1. **Land Acquisition**

To carry out this Plan, the Authority will encourage the assembly of redevelopment sites by private enterprise. The Authority may assist in such assembly through the acquisition of any interest in property by agreement with owners. The Authority may exercise its statutory rights of eminent domain to acquire any such interest in property upon the approval of the City Council and the Board of Commissioners of the Authority.

2. **Relocation**

If acquisition of property displaces any person, family, or business, the Authority may assist such party in finding another location and may, but is not obligated

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to, make relocation payments to eligible residents and businesses in such amounts and under such terms and conditions as it may determine.

3. Demolition, Clearance, and Site Preparation

The Authority may demolish and clear those buildings, structures, and other improvements from property it acquires, pursuant to Section G(1) above, if such buildings structures and other improvements are not to be rehabilitated in accordance with the Plan. The Authority may also (but is not obligated to) enter into agreements to reimburse private enterprise for such actions as the Authority determines are consistent with the purposes and goals of the Plan. The Authority may provide rough and finished site grading and other site preparation services as part of a comprehensive redevelopment program.

4. Property Management

During such time as any property is owned by the Authority, such property shall be under the management and control of the Authority and may be rented or leased by it pending disposition for redevelopment or rehabilitation.

5. Public Improvements

Problems that may be addressed include but are not limited to: street, streetscape, traffic signals, traffic patterns, utility, configuration, drainage and flood problems in the Urban Renewal Area as well as other elements deemed necessary by the Authority to eliminate and prevent conditions of blight and to carry out the provisions of the Act and the Plan. The design, through private redevelopment activities and/or development of specific financing packages, including appropriate public financing.

6. Land Disposition, Redevelopment, and Rehabilitation

The Authority may dispose of property it acquires by means of a reasonable competitive bidding procedure it establishes in accordance with the Act and pursuant to redevelopment agreements between the Authority and such purchasers.

The Authority also may enter into voluntary owner participation agreements with property owners in the Urban Renewal Area for the development, redevelopment, or rehabilitation of their property. Such agreements will provide for such participation and assistance as the Authority may elect to provide to such owners or purchasers.

All such redevelopment, owner participation, and other agreements shall contain, at a minimum, provisions requiring:

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- a) Compliance with the Plan, City codes, and ordinances;
- b) Covenants to begin and complete developments, construction, or rehabilitation of both public and private improvements within a period of time deemed to be reasonable by the Authority;
- c) The financial commitments of each party (but nothing herein shall obligate the Authority to make any such financial commitment to any party or transaction).

7. Cooperation Agreements

For the purposes of planning and carrying out this Plan, the Authority may enter into one or more cooperation agreements with the city of other public bodies. Without limitation, such agreements may include project financing and implementation; design, location, and construction of public improvements and any other matters required to carry out this Project. It is recognized that cooperation with the city, other public and private bodies, may be required to coordinate such issues as the design, construction, and timing of public and private improvements within and outside of the Urban Renewal Area to properly and efficiently carry out the goals and objectives of this Plan. Cooperation agreements addressing such issues are deemed necessary to the planning and execution of the Project.

8. Other Project Undertakings and Activities

Other Project undertakings and activities deemed necessary by the authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any and all applicable laws.

H. PROJECT FINANCING

The Authority is authorized to finance the Project by any method authorized by the Act or any other applicable law, including without limitation, appropriations, loans, or advances from the City; federal loans and grants' state loans and grants; interest income; pay-as-you-go arrangements; annual appropriation agreements; agreements with public and private parties or entities, sales of securities; sales tax increments (but not property tax increments unless and until the Plan is amended by the City Council); loans, advances, and grants from any other available sources.

Any and all financing methods legally available to the City, the Authority, any private developer, redeveloper, or owner may be used to finance in whole or in part any and all costs, including without limitation, the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development and redevelopment of the Urban Renewal Area.

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Such methods may be combined to finance all or any part of the Project. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Act, may be used to pay the principal of and interest on and to establish reserves for indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority or the City to finance the Project in whole or in part.

The Authority is authorized to issue notes, bonds, or any other financing instruments or documents in amounts sufficient to finance all or part of the Project subject to the requirements of applicable law. The Authority is authorized to borrow funds and to create indebtedness in carrying out this Plan. The principal, interest, and any premiums due on or in connection with such indebtedness may be paid from tax increments (but not property tax increments unless and until the Plan is amended by City Council) or any other funds available to the Authority.

The Project may be financed by the Authority under municipal sales tax allocation financing provisions of the Act. Under the municipal sales tax allocation method of financing the Project, all or a portion of municipal sales taxes collected within the Urban Renewal Area shall be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of this tax allocation provision, as follows:

1. Base Amount

Subject to the City Council approval, an amount equal to that portion of the municipal sales taxes collected within the boundaries of the Urban Renewal Area in the 12-month period ending the last day of the month prior to the effective date of the approval of the Plan shall be paid into the funds of the city as are all other municipal sales taxes collected by or for the City.

2. Increment Amount

Subject to City Council approval, that portion of said municipal sales taxes in excess of such base amount shall be allocated to and when collected, paid into a special fund of the Authority to pay for improvements associated with the project or to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by (whether funded, refunded, assumed, or otherwise) the Authority for financing or refinancing, in whole or in part, the Project.

Unless and until all or the relevant part of the municipal sales tax collections in the Urban Renewal Area exceed the amount of the base year municipal sales tax collection in the Urban Renewal Area, all such sales tax revenues shall be paid into the funds of the City.

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The increment portion of the taxes, as described in subparagraph 2, may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness incurred by the Authority to finance the Project, subject to the terms of any loan or bond trust indenture.

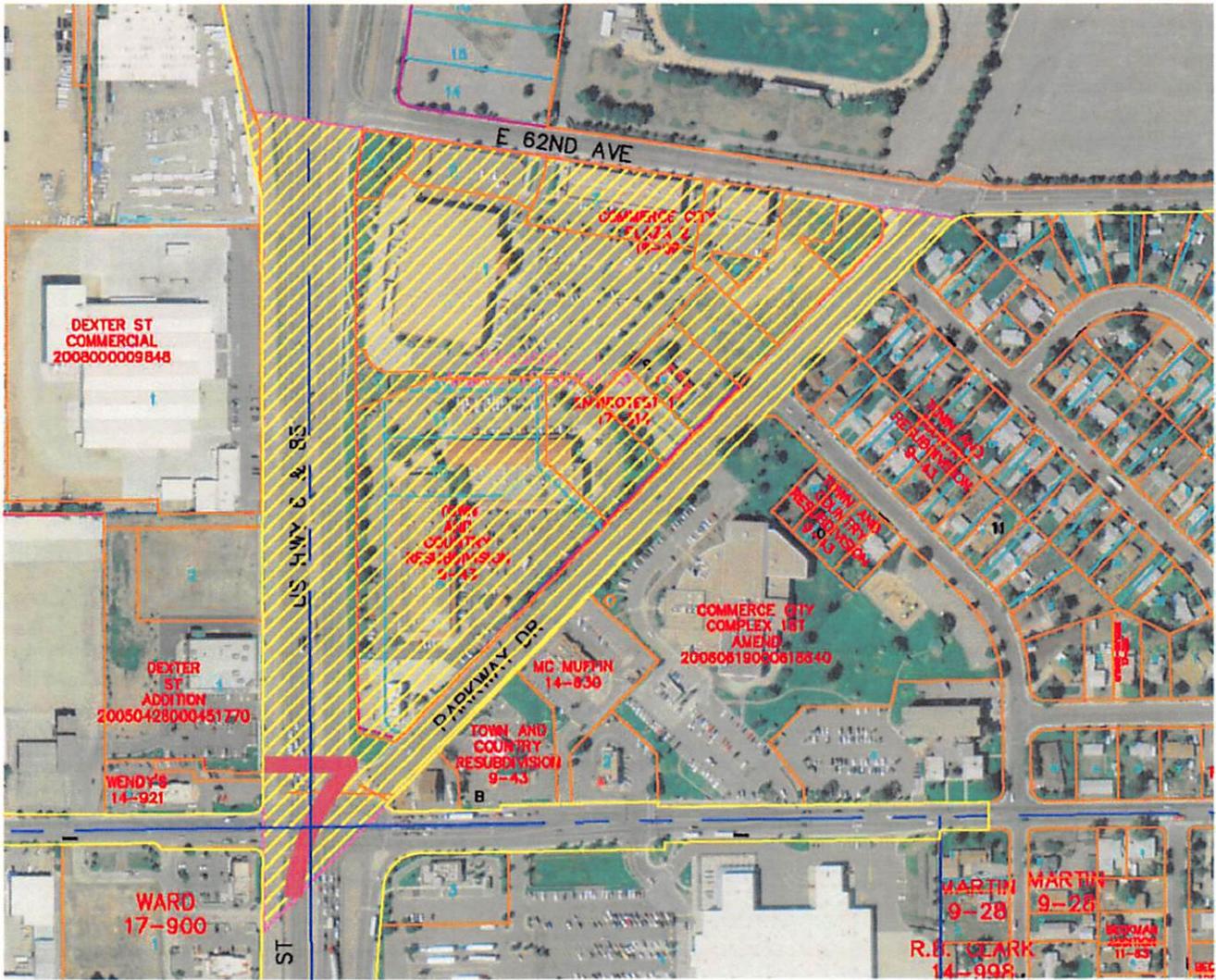
I. CHANGES IN APPROVED PLAN

This Plan may be modified pursuant to the provisions of the Act governing such modifications, including Section 31-25-107 C.R.S.

MINOR VARIATIONS

The Authority may in specific cases allow minor variations from the provisions of the Plan if it determines that a literal enforcement of the provisions of the Plan would constitute an unreasonable limitation beyond the intent and purpose of the Plan.

Exhibit A



PARKWAY MARKET CENTER

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

BEING A PORTION OF RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION AS RECORDED AT THE ADAMS COUNTY CLERK AND RECORDERS OFFICE RECEPTION NUMBER, 342483, FILE 4, MAP 43, COMMERCE CITY PLAZA FILING NO. 2, RECEPTION NO. C1269861, FILE 19, MAP 6, AND ENVIROTEST SUBDIVISION FILING NO. 1, RECEPTION NO. C0027372, FILE 17, MAP 314. TOGETHER WITH THE RIGHT-OF-WAY FOR PARKWAY DRIVE AND U.S. HIGHWAY 6 & 85.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 7 THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 7 ON AN ASSUMED BEARING OF SOUTH 89°10'54" WEST, A DISTANCE OF 100.20 FEET TO THE TRUE POINT OF BEGINNING;

SAID POINT BEING THE WEST RIGHT OF WAY LINE OF US HIGHWAY 6 & 85 THENCE SOUTH 00°09'46" EAST A DISTANCE OF 217.46 FEET TO A POINT;

SAID POINT BEING THE SOUTH RIGHT-OF-WAY LINE OF PARKWAY DRIVE EXTENDED, THENCE, NORTH 44°11'11" EAST A DISTANCE OF 2,083.61 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 62ND AVENUE.

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE NORTH 81°19'29" WEST A DISTANCE OF 1,511.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HWAY 6 & 85;

THENCE SOUTH 11°27'32" EAST A DISTANCE OF 189.55 FEET TO A POINT;

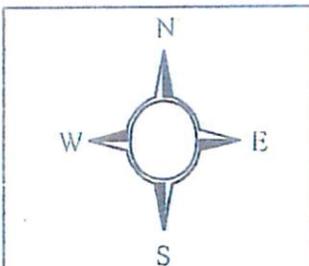
THENCE SOUTH 00°09'12" EAST A DISTANCE OF 1,318.84 FEET TO THE POINT OF BEGINNING;

CONTAINING 28.79 ACRES OR 1,253,880.23 SQUARE FEET MORE OR LESS.

Map 1

Legend

- Subject Property
- Study Area Boundary



Conditions

- 1 Insufficient access to residential properties-no curb, gutter, or sidewalk and inadequate street width.
- Overhead power lines, weeds, junk and trash. Image 1, 2, 3, 4
- 2 Overhead power lines and weeds. Image 5
- 3 Run-down building with tires around business sign. Image 6
- 4 Abandoned building with junk and weeds. Image 7, 8
- 5 Inadequate access to State Highway 6/85 and Highway 2. Image 9, 10, 11
- 6 Substandard building. Image 15, 16
- 7 Abandoned foundations, weeds, large poles with overhead power lines. Image 17, 18, 19, 20, 21, 22
- Underutilized parcels of land. Images 23, 24, 25
- 8 Weeds and grass growing through pavement. Image 26, 27, 28, 29, 30
- 9 Vacant lot with junk cars. Image 31, 32, 33
- 10 Business with junk and weeds. Image 34
- 11 Overhead power lines down 64th Avenue. Image 35
- 12 Nonconforming industrial use in a commercial zone district (C-3). Industrial use inconsistent with comprehensive plan designation of commercial.
- 13 Nonconforming residential use in a commercial zone district (C-3). Image 36
- 14 Cracked asphalt, weeds and trash. Image 37, 38
- 15 Large Structure built across property lot lines
- 16 Faulty lot lines for commercial development
- 17 Three nonconforming residential uses in a commercial zone district (C-3). Image 39, 40, 41

Images for Map 1



Image 1



Image 2



Image 3



Image 4

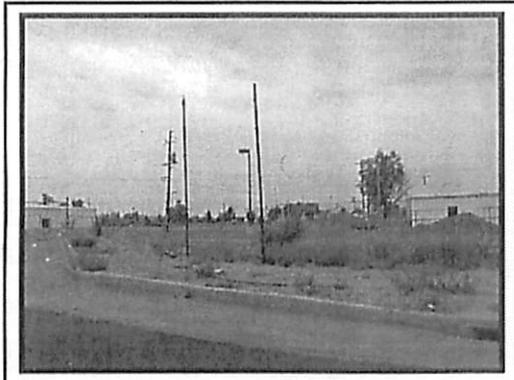


Image 5



Image 6



Image 7



Image 8

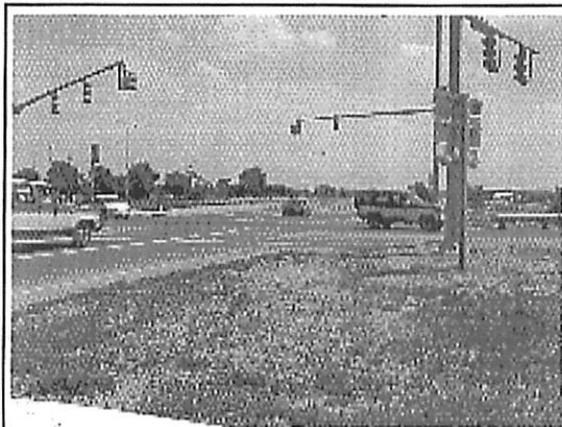


Image 9



Image 10



Image 11



Image 15



Image 16



Image 17



Image 18



Image 19



Image 20



Image 21

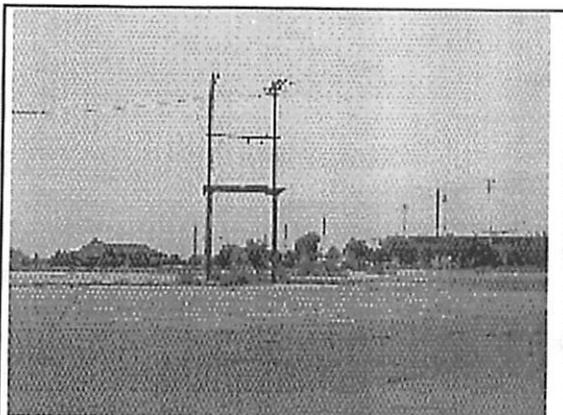


Image 22



Image 23



Image 24

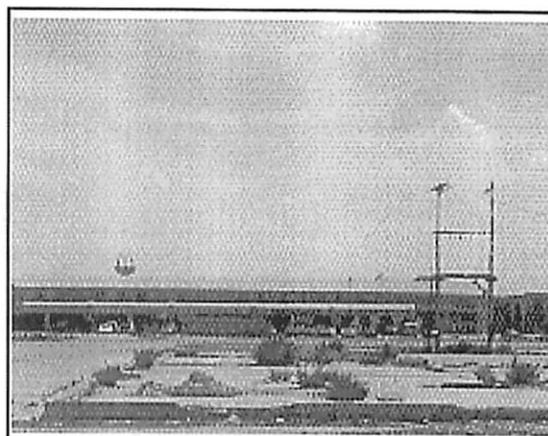


Image 25

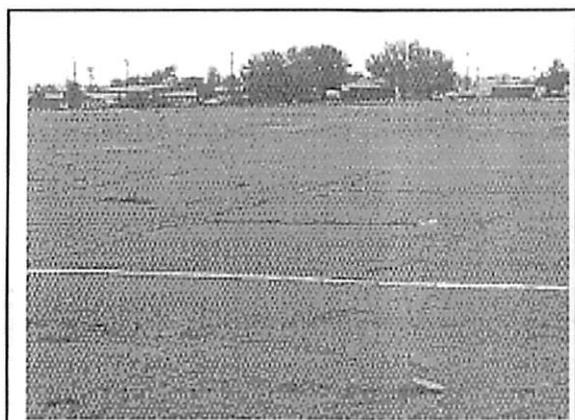


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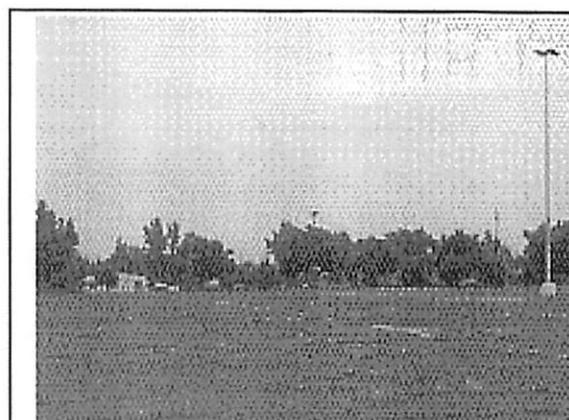


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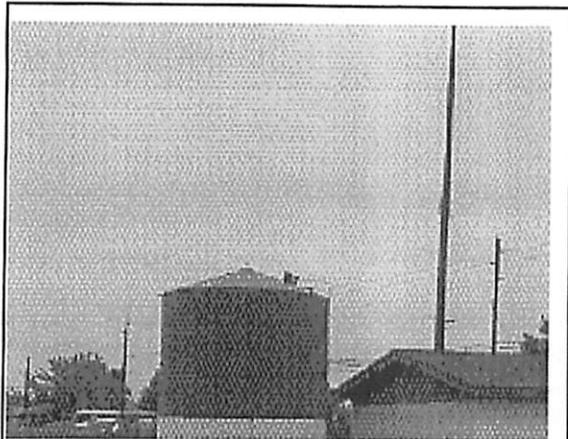


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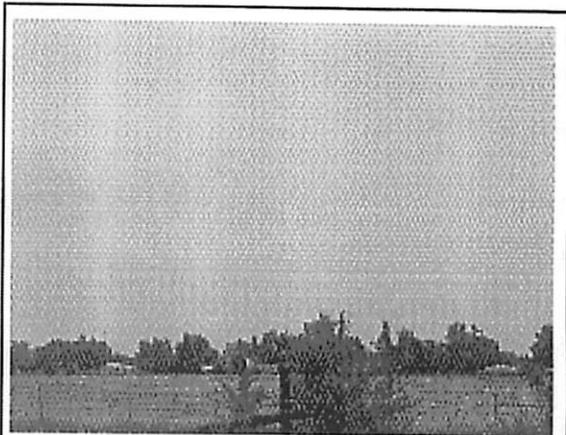


Image 29

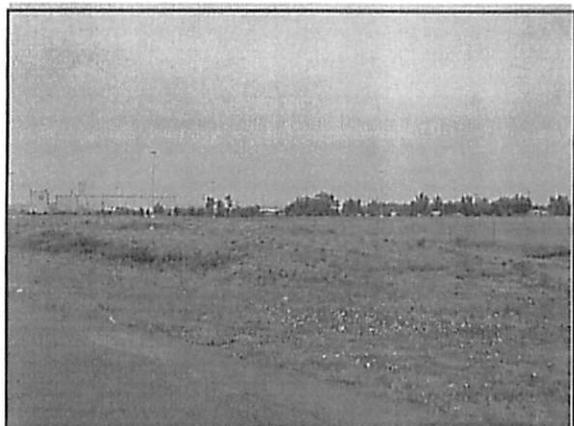


Image 30



Image 31



Image 32



Image 33



Image 34



Image 35



Image 36



Image 37



Image 38

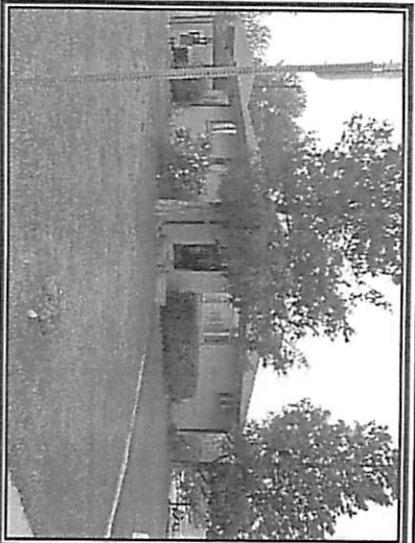


Image 39

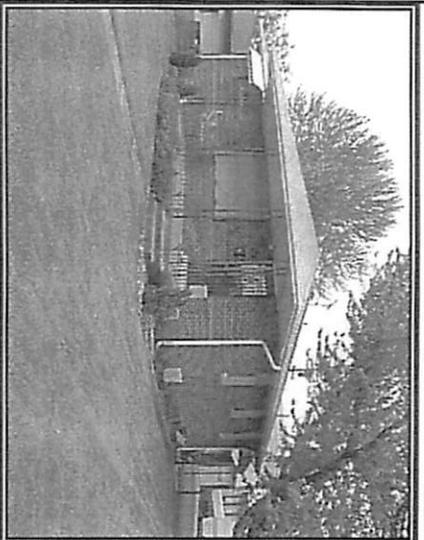


Image 40

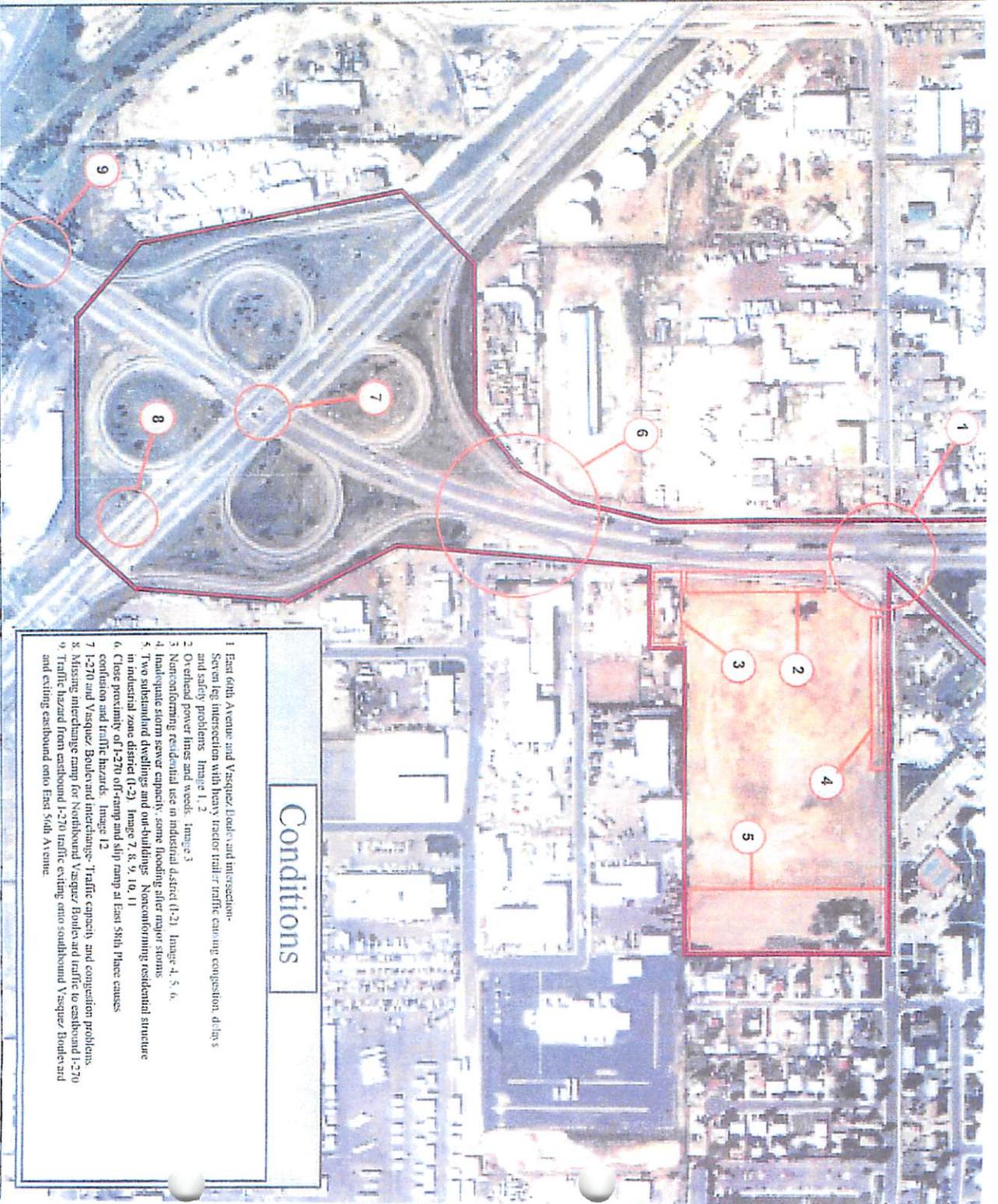
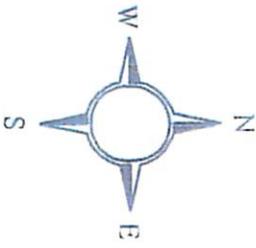
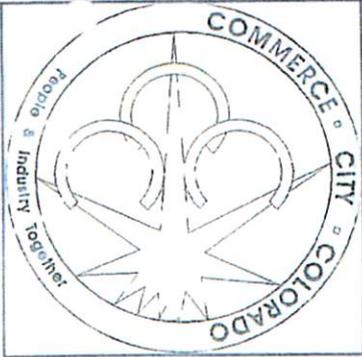


Image 41

Map 2

Legend

- Subject Property
- Study Area Boundary



Conditions

1. East 60th Avenue and Vasquez/Bohler and intersection. Seven leg intersection with heavy tractor trailer traffic causing congestion, delays and safety problems. Image 1, 2
2. Overhead power lines and weeds. Image 3
3. Nonconforming residential use in industrial district (1-2). Image 4, 5, 6
4. Inadequate storm sewer capacity, some flooding after major storms
5. Two substantial dwellings and out-buildings. Nonconforming residential structure in industrial zone district (1-2). Image 7, 8, 9, 10, 11
6. Close proximity of I-270 off-ramp and slip ramp at East 58th. Phase causes confusion and traffic hazards. Image 12
7. I-270 and Vasquez/Bohler and interchange. Traffic capacity and congestion problems.
8. Missing interchange ramp for southbound Vasquez/Bohler and traffic to eastbound I-270
9. Traffic hazard from eastbound I-270 traffic exiting onto southbound Vasquez/Bohler and and exiting eastbound onto East 50th Avenue.

Images for Map 2



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10

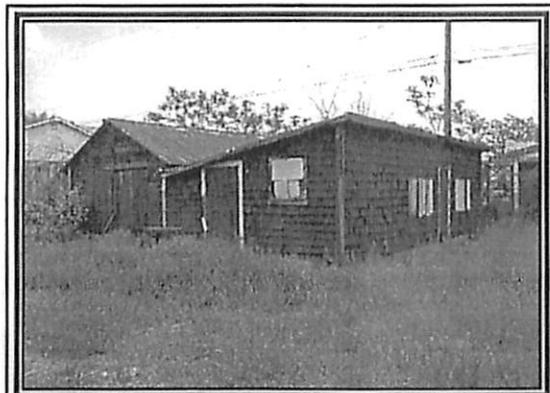


Image 11



Image 12