

# FURA

## Fountain Urban Renewal Authority

*“revitalize, partner and fund with a sense of place for development.”*

2019 Annual Report

In 2019, the Fountain Urban Renewal Authority was focused on efforts that spanned three of the four URAs as established within the City of Fountain. These three areas included US85, South Academy Highlands (SAH), and Charter Oak Urban Renewal Areas (URAs).

### US85 URA

This area began to blossom in the form of earlier FURA real estate investments beginning to realize tangible transformation within the Olde Town district of the US85 URA. The Olde Town district represents the historical origin of the City. Below, we will share further project specifics of these effort.

- **Peaks N Pines Brewing Company's manufacturing and tap room facility** held its grand opening Labor Day weekend, located at 212 W. Illinois

- 1st Commercial Investment within District in 25+ years
- Provided a lifestyle component to the City and Valley marketplace
- Business amenity to the PED Corridor mission of Olde Town
- Revitalized/ReUse of former automotive industry



*Peaks N Pines Grand Opening*

- **US85 Pad Site**

- 1.14 Acre site pad site assembly incurred land improvements and beautification
- Community Video was published during Summer 2019 to bridge Public Awareness in regards to the blight investment on behalf of the District. [Watch Video.](#)

- **Woodman Hall**, 1905 circa, 102 N. Main Street

- Property is located within EpiCenter of the District, which harbors Community Services (School, Utility, Library, City Hall)
- Bridged community awareness as to the property historic origins (*Woodmen of the World "W.O.W" Origin of record*)
- Historical Assessment & ADA Investment with TDG
- Rich historic corridor as a Town Center for the community
- Vision planning in the property's Revitalization/ ReUse fulfillment strategy for its future as an enriched, enduring public amenity



*Woodman Hall frontage on Main Street*

### FURA Mission:

*The Fountain Urban Renewal Authority (FURA) was formed as a means to revitalize the community's under-served assets through an offering of partnership programs and sole-source project capacity funding.*

*It avails the opportunity to cultivate a quality "sense of place" and encourage new business development for a resilient local economy.*

## South Academy Highlands (SAH) URA

As an area established in 2014, SAH is a retail development deriving goods and services for a broad base of communities. It includes City of Fountain + Greater Fountain Valley, Pikes Peak Community College, Fort Carson Army Base, and SW Colorado Springs.

Because of these influx traffic patterns in relation to the development's one point of access, it was keen to complete the thoroughfare access of Venetucci Boulevard under a Development Agreement. This transportation improvement project would benefit both the retailers and customers with accessibility and public safety.

Therefore, FURA and the Developer paired funding resources with the City to secure contractors for the project.

- **Venetucci Blvd.** –*Under Construction*
  - April 2019 a Groundbreaking Ceremony was held with Media and Regional Stakeholders
  - \$3.2M roadway via Design+Build with Environmental Creek; managed by Wilson+Co.
  - 1st bridge element within City's Transportation Infrastructure
  - Avails higher revenue performance for SAH long term
  - PH I @ 97% built out with PH II raw land for future development
  - Summer 2020 anticipated Grand Opening



Venetucci Blvd. grading and earthwork



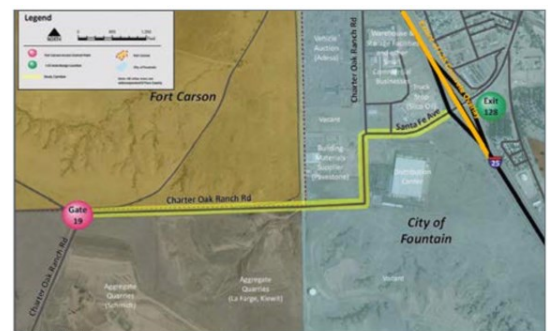
Venetucci Blvd. bridge girders and caissons

## CHARTER OAK URA

Charter Oak Ranch road serves as a primary service access to the Charter Oak URA. This area embodies approximately 3,000 acres of viable land for future industrial development, described as the [Front Range Dual Service Rail Park](#).

In 2019, the Charter Oak Ranch Road derived a Transportation Improvement investment, championed by El Paso County, on behalf of public safety and accessibility to Fort Carson army base (GATE 19). The federal USDOT awarded funding on behalf of a [Military Access, Mobility, & Safety \\$18M BUILD Grant](#) to El Paso County/CDOT on November 2019.

- **Reconstruction of Charter Oak Road** to heavy freight capacities and an industrial sized roundabout (*independent Public-Private Agencies collaboration project + source of funds*)
  - El Paso County + PPACG
  - CDOT + State's Transportation Commissioner
  - Fort Carson Army Base + Schriever AFB
- **Gate19 fulltime access** will drive investment with the Charter Oak URA
  - New consumer traffic patterns to transpire within Olde Town district
  - Attract capital investment with new business job creation within Gateway district
- **Charter Oak Ranch Road construction period anticipated to take place thru 2021 by CDOT**



Courtesy of Colorado Department of Transportation

## Contributive Efforts:

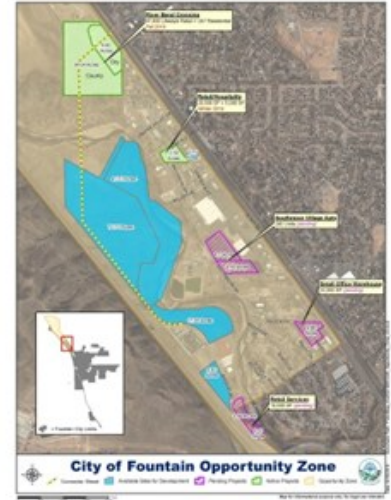
The Fountain Urban Renewal Authority serves to champion initiatives on behalf of remediating blight with a mission to *“Revitalize, Partner, and Fund with a Sense of Place”*. It works in tandem with a broad partnering among community stakeholders listed on the back cover. As such, we have some contributive efforts to share on behalf of these measures.

## Opportunity Zone (OZ)

In working closely with the City of Fountain Economic Development division, the north end of the US85 URA earned designation as an Opportunity Zone under the 2018 Jobs and Tax Credit Act of the U.S.

The north end serves as the main commercial spine of the Greater Fountain Valley for both unincorporated and City of Fountain communities. The City quantified 174 acres available within the US85 URA under the OZ designation. The acres and its designation could become attractive to investors and commercial development interests seeking to partner with FURA.

An example of such, is the project known as **Riverbend Crossing** (former Fountain Valley Shopping Center site). The Crossing’s re-development proposes a lifestyle services retail center with new construction of a tired site at the gateway entrance to the City and Valley. Site remediation, utility relocates, and site planning efforts underway through 2020.



## Pedestrian Corridor (PED Lifestyle Amenities)

**Olde Town District:** The critical pieces to the PED Corridor within Olde Town district are starting to take form, which is envisioned to join Aga Park (North) to Blast Park (South). The vision to cultivate a new promenade park space for community social engagement and elicit new small business development in the City. Through leases of land, purchase of land, and investment in those lands, it becomes a catalyst element towards cultivating a “sense of place” and spurring a Town Center Revival.



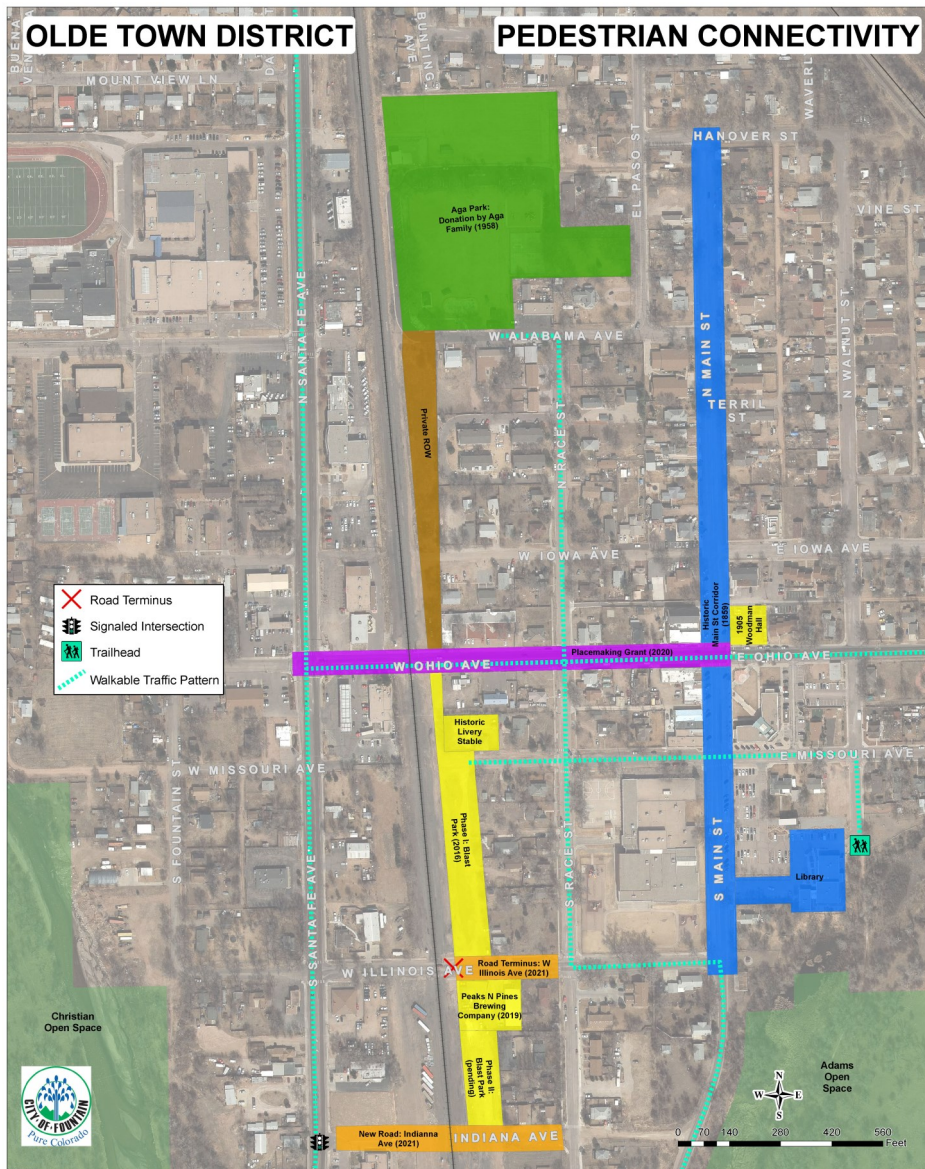
As such, FURA championed for a State OEDIT and DOLA grant under a Community Placemaking Grant of the Rural Technical Assistant Program (RTAP) initiative; in partnership with the City’s Economic Development division. In August 2019, the City was awarded the grant, which comes with in-kind technical assistance resources and planning forum with community to devise “elements of cohesion” with a district’s Town Center.

- The in-kind resources funded project will avail technical resources in the following areas:
  - Quality of Life Indicators
  - ADA Compliance
  - Public Safety Elements
  - Traffic Diffusion Patterns
  - District Harmonic Balances
  - Pedestrian (PED) Areas among Vehicular Influx



Throughout 2020, the Placemaking Grant will steer forth a community planning effort championed by

FURA Chair Aragon, city and state resources. These resources will be applied to a focal area within Olde Town district (US85 URA). This focal area consists of a section along Ohio Avenue at the cross sections of Main Street, Railway Tracks, and a US85 State Hwy.



*FURA thanks the following entities for the progress on eradicating blight in the City of Fountain.*

- Fountain Planning
- Fountain Fire and Police
- Fountain Utilities
- Fountain City Council
- Fountain Housing Authority
- Fountain Museum and Historic Society
- Pikes Peak Regional Building Department
- El Paso County Commissioners
- State of Colorado OEDIT and DOLA and Historic Preservation
- Paul Beneditti, Esq.
- CliftonLarsonAllen
- Hogan Lovells, Esq.
- Anderson Analytics, LLC

*Without their supportive efforts, success would not be possible.*

To learn more about FURA initiatives, URA district maps, and project interest, please visit the website [www.FURACO.org](http://www.FURACO.org)

**Contact Info:**

Fountain Urban Renewal Authority  
 116 S. Main Street  
 Attn: Executive Director  
 Fountain, CO 80817  
 719-322-2056  
[www.FURACO.org](http://www.FURACO.org)

**FURA**

Board Members: Paul Aragon (chair), Bill McMaster (vice-chair), Bryan Kniep, Phil Thomas, Greg Welch, Leslie Louzon-Keller, Paeleigh Reid, Kimberly Bailey (Executive Director)

Founded: 2008