

# FURA

## Fountain Urban Renewal Authority

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

2016 Annual Report

As we embarked upon 2016, the Fountain Urban Renewal Authority identified a few avenues to aid in the curtailment of blight on behalf of Fountain, CO businesses and residents.

The efforts undertaken by FURA to publish and fund a **Town Design and Interstate Gateway Aesthetics Standards** RFQ was successful with five bidder responses on behalf of services for the \$50,000+ project. A Selection Panel was formed to review and interview candidates. A final recommendation to City Council by the board took place on April 11, 2017 with THK Associates as selected vendor of the nine-month project for 2017.

Initial seedlings have begun to be realized with respect to the **Blast Park** project within Olde Town district of south US85 area. FURA finalized purchases with the BNSF railway and a private commercial land sites for designated park location. These transactions establish a public space that will pay tribute to the great train blast of 1888. The city’s roadway transaction of Illinois and Indiana, transpiring by early 2018, will provide a cohesive footprint for the park, to which the community will derive long term benefits as a sense of place; capturing the all-American heart of the historic district.

FURA has been working to provide transparency on behalf of core project initiatives. **FURA launched its first website [www.FURACO.org](http://www.FURACO.org)**. This medium provided the tools to support our following mission endeavors:

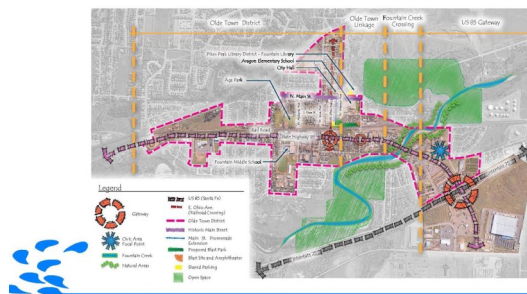
- 1) SCI tenant -fulfillment mission in cultivating a Regional Innovation Cluster (RIC) with >52+ stakeholder and partner network for collaboration efforts on behalf of the stand-alone manufacturing site facility in the Bandlely district;
- 2) Military support to further Gate19 and the industrial user presence with its value added impact of sustained job creation within Charter Oak district;
- 3) Public-Private partnership model to recruit a Grocer placement within Olde Town to serve new residential housing and eliminate the food-dessert pocket of the community;
- 4) Assist with infrastructure improvements on behalf of the public’s accessibility and safety of the growing marketplace within South Academy Highlands district

FURA functions under a partnering mission premise. This was evident in 2016, when the

### Our Process

#### Identify the Context

Understanding the **context** of the **US 85 Gateway** and transition sequence to the **Olde Town District** includes a complete inventory of existing land uses, architectural styles, landmarks and circulation patterns



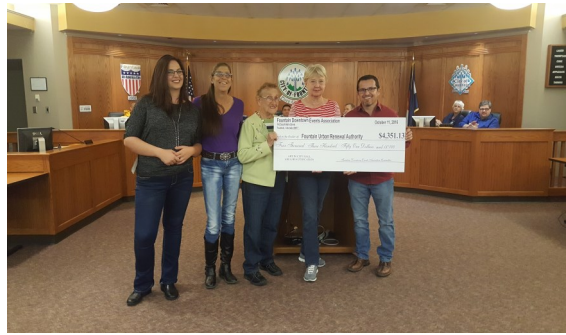
Source: THK Associates

### **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.*

former Downtown Events Association assembled with Council to donate \$4351 in residual proceeds to FURA for the seed funding establishment of an “**arts program**” within Olde Town. Through this donation and other supporters, a new art piece will be envisioned as a first placement within the Blast Park vicinity. A sub-committee will be explored in 2017 for long term art selection of the district and Fountain community.



*Pictured Above (left-right): Catherine Richardson, Deb Jedynak, Mary DeGroot, Lori Brazil, and FURA Chair Paul Aragon*

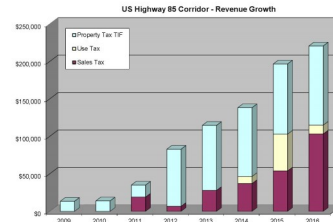
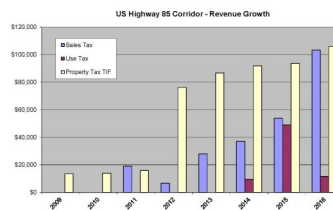
FURA **repaid the Pikes Peak Regional Building Authority (PPRBA) loan**, a value of \$52,666.72 (principal + interest). The 2014 loan represented a pilot collaborative program between PPRBA and a local municipality to aid cleaning up tired commercial assets in the community. The results of these funds were evidenced by the demolition of three buildings (74,480 SF) which cleared three acres of land.

Our creator, City of Fountain, continues to be a **valued partner with its improvements** to roadways, signalization interchanges, beautification programs, communication display-boards and utility upgrades; ultimately benefit urban renewal initiatives leading to repurposed commercial blighted assets replicating into new personal services, housing, and job creation for the community.

As 2016 came to a close, the U85 district had realized a **gain of 6x its property valuation** since the 2008 district establishment ; SAH **opened 35,250 SF of new retail** space ; and the board met with the new Colorado based ownership of the **8-acre Fountain Valley Shopping Center** to learn of retail visioning on the horizon.

We are hopeful for the best in 2017 and encourage all to go to our online resource, [www.FURACO.org](http://www.FURACO.org) , to learn more about FURA initiatives, URA district maps, and project interests on behalf of the Fountain community.

FOUNTAIN URBAN RENEWAL AUTHORITY



Source: CliftonLarsonAllen

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

- Fountain Planning
- Fountain Fire and Police
- Fountain City Council
- Pikes Peak Regional Building Authority
- El Paso County Commissioners
- Paul Beneditti
- CliftonLarsonAllen
- Anderson Analytics, LLC

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

**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), Bryan Kniep (vice-chair), Steve Mosher, Phil Thomas, Tom Scriven, Dennis Hisey, Bill McMaster, Kimberly Bailey (Executive Director)

Founded: 2008