

# FURA

## Fountain Urban Renewal Authority

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

2018 Annual Report

In 2018, the US85 urban renewal area (URA) was the majority area of concentration for the Fountain Urban Renewal Authority (FURA) with secondary attention directed towards the South Academy Highlands URA.

By year end, FURA had finalized its strategic land assembly within the Olde Town district, a subset area of the US85 URA. The community investment with an approximate land value of \$900K, was on behalf of supporting a long-term revitalization vision for the district. Each of the seven sites were purchased at fair-market value and strategically assigned to a repurpose intent, which included:

- ◆ 1.60 acres (two parcel) site assembly of railway land and an industrial four-bay commercial building for cultivation of an activity center in harmony with the city's vision of a north/south PED corridor between Aga Park and to-be developed Blast Park
- ◆ 1.01 acres (four parcel) site assembly of blighted residential/commercial lands that were quickly eroding and harboring public safety hazards; site demolition transpired in preparation to recruit a fresh-grocer operation to serve the food dessert and growing populous
- ◆ A single site purchase located at the epicenter of a community Town Center rebirth; 1905 historic dwelling, known as Woodmen Hall, with the intent to preserve, repurpose and revitalize the historic asset for community accessibility



FURA embarked upon its strategic land assembly on behalf of blight remediation and a stride towards sense of place cultivation; whereas it worked within new channels of civic services on behalf of the community, which included:



◆ Inaugural Open House event for Woodmen Hall historic property. Seventy-two attendees representing seven community agencies self-toured the property and networked during a 2-hour dining service held onsite

◆ Community Social Services Guide was developed in collaboration with City of Fountain Public Engagement Office

◆ Low income residential tenancy in collaboration with the Fountain Housing Authority program of services

◆ Peak Regional Building Authority awarded \$86,000 via a Dangerous Building declaration towards site remediation costs of four public safety hazardous structures

◆ Walking tours by the Executive Director to cultivate district visioning and bridge community relations among businesses, property owners, and residents



Under a concentration effort on Olde Town district revitalization, FURA continued its focus of synchronizing elements via the 2017 Olde Town/ Gateway Aesthetics Design Guidelines project. A collaboration between FURA, the Olde Town Steering Committee, and internal city departments transpired to assess

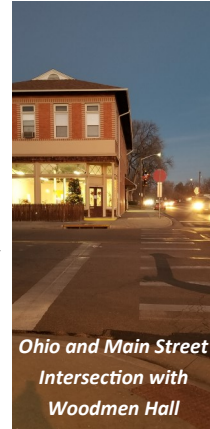
### FURA Mission:

*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.*

infrastructure due-diligence within the district. The trifecta approach lead to **1)** a parlay of resources, **2)** the identification of key concentration areas of the district, and **3)** maintaining the public momentum on behalf of sense of arrival elements for the community at large. The key concentration areas of district planning efforts centered upon:

- ◆ Illinois and Indiana Avenue(s) interchanges and transportation planning improvements via a new signaled intersection at US85/ S. Santa Fe on behalf of public and vehicular safety
- ◆ Front-Range/ Fountain Creek Regional Trail extension through Olde Town via the Pikes Peak Area Council of Governments’ Transportation Improvement Plan
- ◆ Inaugural Military Banner Program spearheaded by the City of Fountain; intended to pay homage to those which have served our country and a program 1st within the State of Colorado
- ◆ Identification of infrastructure constraints and Sense of Arrival sequential design elements in harmonic balance with both PED and vehicular traffic patterns
- ◆ Pairing work plans with budgets and identification of matching fund programs via unified application submittals for next year funding opportunities



Finally, the US85 URA received designation as an Opportunity Zone, effective January 1, 2018, under the Tax Cuts and Jobs Act of the federal government. The area designated follows Census Tract 45.01, which is defined as the span between US85 and I-25, north of Mesa Ridge Parkway, and up to and part of Stratmoor Hills within the City of Colorado Springs. The Opportunity Zone program is intended to drive new investment funding into underserved community areas throughout the United States. To learn more, please visit the City of Fountain online at [www.FountainColorado.org](http://www.FountainColorado.org). #opportunityzones

As previously mentioned, the secondary concentration of efforts for the Authority focused on the South Academy Highlands URA. In collaboration with the City of Fountain and Site Developer, the Authority participated in the design+build transportation connectivity improvement project for Venetucci Road to provide a secondary access connection to the development area via B-Street (located on the north end in El Paso County). The transportation improvement project is anticipated to be completed by winter 2019. [Press Release](#)



The South Academy Highlands URA was active with new retail under-construction, which included:

2,800 SF Freddy’s Frozen Custard and Steakhburgers	4,900 SF Auto Magic Car Wash	14,500 SF flagship Holiday Inn Express Hotel
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To summarize, both the Fountain Urban Renewal Authority and City of Fountain remain robustly active on behalf of aligning strategic community values with both new and infill development interests, in response to heighten market activity as the community is optimally positioned along the front-range of Colorado.

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

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*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
- Pikes Peak Regional Building Department
- El Paso County Commissioners
- Paul Beneditti, Esq.
- CliftonLarsonAllen
- Hogan Lovells, Esq.
- Anderson Analytics, LLC

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

Board Members: Paul Aragon (chair), Dennis Hisey (vice-chair), Bryan Kniep, Steve Mosher, Phil Thomas, Tom Scriven, Bill McMaster, Kimberly Bailey (Executive Director)

Founded: 2008