

NOVEMBER 18, 2025

CITY COUNCIL AND PUBLIC HEARING

# East Infill Urban Renewal Plan

Fountain Urban Renewal Authority (FURA)

## Presented By

**Kimberly Bailey**  
Executive Director

**Carolynne White**  
Brownstein Hyatt Farber Schreck Principal LEED AP

**Andy Arnold**  
Conditions Survey – Plan Development

**FURA**

**Brownstein**



# Urban Renewal

Per State of Colorado Law, the purpose of Urban Renewal is to address blight as a means of Tax-Increment Financing (TIF) towards public improvements for incentivizing redevelopment; whereby a URA as established by a Local Municipality

Fountain Urban Renewal Authority (FURA) focuses on identifying capacity funding and working with property owners to assist with blight remediation of ailing and unproductive commercial assets

FURA works in tandem with the City of Fountain towards cultivating community placemaking, a quality sense of place, and commercial capacity infrastructure within urban renewal area(s) of designation within the City

# Topics and Goals

1. Public Hearing
2. Land Use Summary
3. Urban Renewal Eligibility Conditions
4. URA Plan's Goals
5. INFILL Public Improvements
6. Conformity COMP Plan
7. Benefits of Tax-Increment Financing (TIF)
8. City Council Resolutions

## EAST INFILL LAND USE SUMMARY

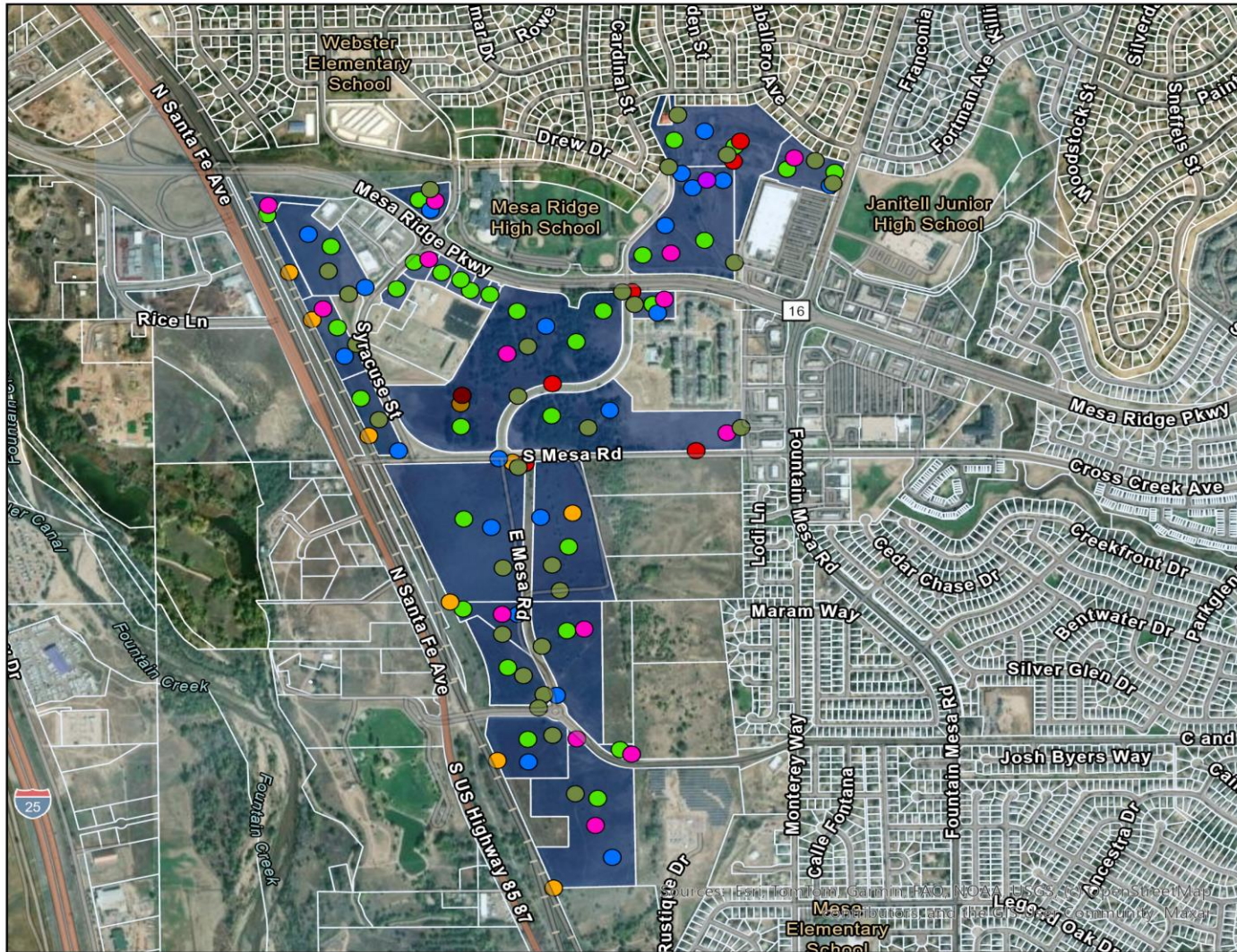
### Area Statistics

**Total Parcel Area (Acres)**                      **213.28**

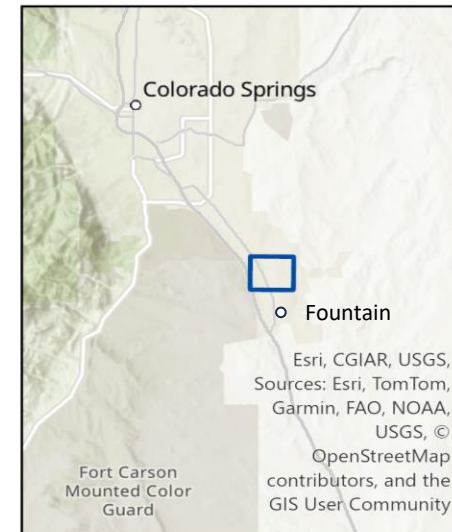
**Total Number of Parcels**                      **22**

<b>ASSESSMENT TYPE</b>	<b>PARCEL COUNT</b>	<b>ACREAGE</b>	<b>PERCENT TOTAL ACREAGE</b>
Vacant Commercial Land	19	151.04	71%
Vacant Residential Land	2	27.44	13%
Single Family Residential ( <i>abandoned dwelling</i> )	1	34.80	16%
<b>ASSESSED VALUE</b>			<b>VALUE</b>
Total Actual Value			\$ 8,052,287
Total Assessed Value (School)			\$ 1,960,650
Total Assessed Value (Non-School)			\$ 1,952,090

# Urban Renewal Eligibility Conditions



- BF1 Deteriorating Structures
- BF2 Defective Streets
- BF3 Faulty Lots
- BF4 Unsafe Conditions
- BF5 Site Deterioration
- BF6 Topography and Infrastructure
- BF7 Defective Title
- BF8 Endangered Property
- BF9 Unhealthy Buildings
- BF10 Environmental Contamination
- BF11 Underutilization and Vacancy
- East Infill #6 Survey Area
- City of Fountain Boundary
- El Paso County Parcels



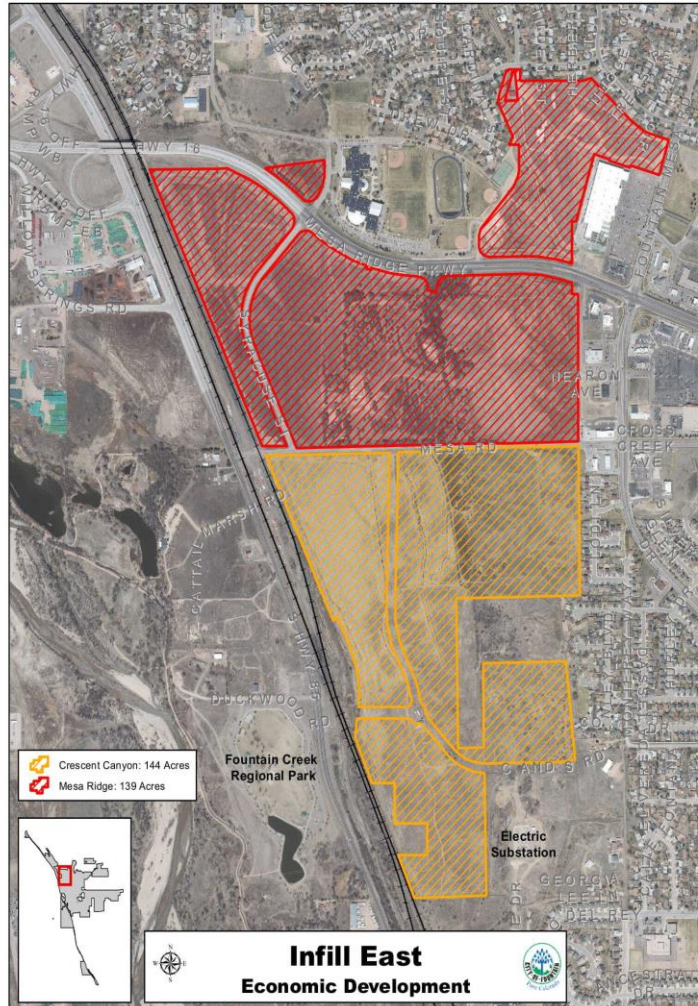
# East Infill URA Plan Goals

1. Alleviate the blight factors	6. Improve transportation safety and connectivity consistent with City Plans
2. Encourage renewal by attracting private investment	7. Support quality urban design and corridor reinvestment
3. Leverage Sales Tax Increment Financing (TIF) and other tools to fund public infrastructure that remediates blight and enables development	8. Deliver public improvements and community benefits
4. Incentivize/Invest in catalytic projects that unlock private development and expand the tax base	9. Advance community priorities in the City of Fountain Strategic Plan (2025–2027)
5. Align redevelopment with the City of Fountain Comprehensive Plan	10. Promote fiscally responsible growth per new revenues generation by private development

# Infill and Infrastructure Intent

## ATTRACTING INVESTMENT TO INFILL AREAS

\$1.2M deficient  
in water and  
electric utility  
infrastructure



2020 City Council adopted EcoDev Incentive Program tailored to steward INFILL private redevelopment

## FUNDING FOR NEW PUBLIC INFRASTRUCTURE



2024 Wilson Co. and CDOT engineered transportation and public safety site plan improvements in support of INFILL development

# Conformity to City Comprehensive Plan

The proposed Plan conforms with and is designed to implement the City of Fountain Comprehensive Development Plan (adopted 2005, amended 2013 and 2017). The Plan will advance the Comp Plan's goals, principles, maps and policy framework via: Social networking sites

- Focusing on Renewal Activities
- Supporting Public Infrastructure Investment
- Attracting Private Reinvestment
- Coordinating Implementation with the City, partnering taxing entities, CDOT, PPACG, Fort Carson Installation, Utility Providers, and regional partners.

– **October 1, 2025** - *City Planning Commission, Letter of Recommendation on record.*

# Alignment with City's Comprehensive Plan

<b>COMPREHENSIVE PLAN ALIGNMENT</b>	
The East Infill Urban Renewal Plan Advances the Following Comp Plan Goals, Principles and Policies	
<b>Guiding Principles and Policies Advanced</b>	<b>Community Goals Advanced</b>
Smart Growth Goal Policies 2.3, 3.1, 3.2, and 3.3	(1) "Ensure growth and development... enhances quality of life..."
Land Use Goal Policies 2.3,2.4,3.4,4.2,5.1,5.2,5.3,5.4,6.1,6.2,7.1,7.3	(2) "Encourage development that provides... stable economic base"
Community Character Goal Policies 4.2,4.3,4.4,6.3	(4) "Ensure new land uses ... do not harm transportation system..."
Public Services and Facilities Goal Policies 1.1,1.2,1.6,1.7,1.9,3.1,3.2,3.3,3.4	(7) "Provide residents... with cost-effective...public facilities"
Transportation Goal Policies 1.3, 2.1,2.2,2.4,3.1,3.3,3.4,4.2,4.3,5.2	(8) "Ensure...adequate water supply and wastewater... is available"
Economic Development Goal Policies 1.2, 1.4,2.2,3.1,4.1,4.2,4.3,4.5,5.1	(9) "Develop and maintain a parks and open space system..."
	(10) "Encourage... mix of housing types, locations and values..."
	(11) "Provide safe and convenient circulation of motorists, cyclists, and pedestrians..."

# Benefits Tax-Increment Financing (TIF)

**Per State of Colorado Law, the purpose of Urban Renewal is to address blight as a means of Tax-Increment Finance (TIF) funding towards public improvements for community private redevelopment**

- Sales Tax Revenues are ONLY Pledged to (TIF)
  - 50/50 pledge of new Sales Tax revenue proportions shared by CITY/FURA
- ZERO bond debt issuance while new revenues are eligible, by either party, as pledged assets toward public improvements
- 100% Property Tax is retained by City and Districts
  - As well as, gains an additional 12 parcels of new property tax formerly designated under the 2008 US Highway 85 URA pledge (*purple area*)



# East Infill URA Designation Area

(comprehensive aerial)

## DEVELOPMENT PROJECTIONS

173,000+ SF of new commercial INFILL development along Mesa Ridge PKWY

14,500 SF of new commercial INFILL development within Duckwood extension

\$23M in Transportation Access Improvements are CDOT required

25YR Urban Renewal term projections at full build-out attainment



# City Council Resolutions

The Fountain Urban Renewal Authority has completed the requirements under the State of Colorado Urban Renewal Statute for the area modification to the U.S. 85 Highway Urban Renewal Area (URA) and Establishment of a New East Infill URA designation seeking formal adoption of the Plan(s) as identified under City Resolution(s)

# FURA recommends East Infill URA approvals

## **Resolution 25-054**

A Resolution of the City Council of the City of Fountain finding and declaring a Proposed Modification of the U.S. Highway 85 Corridor Urban Renewal Plan to be a Minor Modification of the Plan and Approving Such Modification

## **Resolution 25-055**

A Resolution Making Certain Legislative Findings and Approving the East Infill Urban Renewal Plan

## **Resolution 25-056**

A Resolution of the City of Fountain Approving a Sales Tax Sharing and Cooperation Agreement with the Fountain Urban Renewal Authority to Finance the East Infill Urban Renewal Project

## **Resolution 25-057**

A Resolution of the City of Fountain Approving a Use Tax Sharing and Cooperation Agreement with the Fountain Urban Renewal Authority to Finance the East Infill Urban Renewal Project

# Public Hearings

## Q & A

The East Infill Plan specifies the capital improvements that shall provide enhance transportation infrastructure and public accessibility improvements within the growing Mesa Ridge business corridor of the City on behalf of commercial development, public safety and provides enhances pedestrian crossings at State of Colorado HWY know as the Mesa Ridge Parkway; also the adjacent city right-of-way known a Duckwood Road