

COLORADO CHALLENGE

FROM DOWNTOWN COLORADO, INC

FOUNTAIN CAPACITY ASSESSMENT

COMMUNITY RESULTS

Community Capacity Assessments provide a perspective combining community member perspectives, empirical data, and objective results accomplished by the community **rated from 1-9**.

Communities naturally range across the spectrum, but growth should focus on each area relatively evenly, rather than have one dimension far from the rest.

HOW DO YOU COMPARE?

Fountain finds itself ahead of the midsize city and regional average across Colorado in most areas. Strategic attention towards improving community awareness and attitude toward development would be a great next step for the city.

TRAINING TIMELINE

Jan 10 - Define the Strategy

Jan 24 - Shaping Policy

Feb 07 - Financing the Project

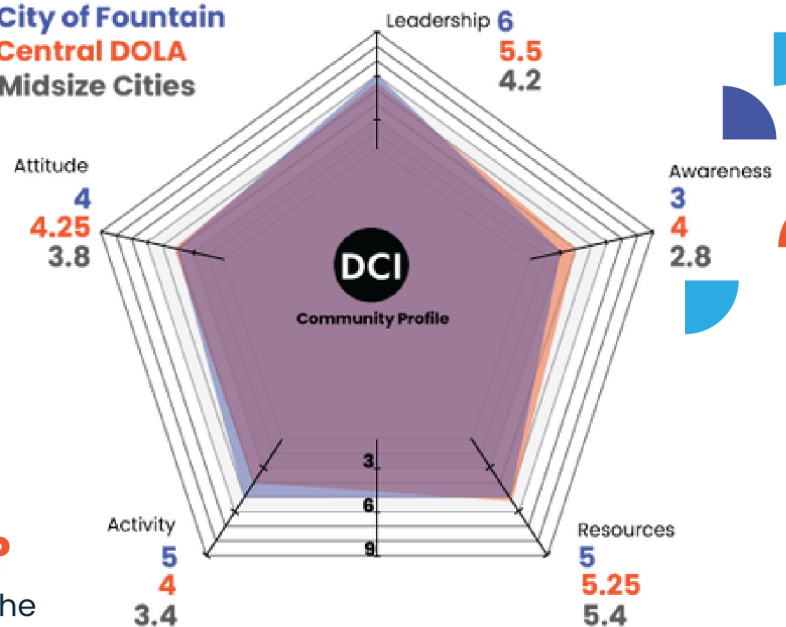
Feb 21 - Creative Capital Stack

Mar 06 - "Smart" Redevelopment

Mar 20 - Small but Mighty

April 2-5 Serve on the Community Team at IN THE GAME | Durango

City of Fountain
Central DOLA
Midsize Cities



We believe in a community-centric approach, tailoring our services to meet the unique needs and objectives of the community in order to expand capacity.

ACCOMPLISHMENTS

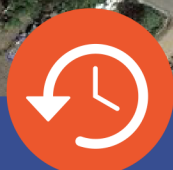
- ✓ Opportunity Site Mapping
- ✓ Extensive Stakeholder Inventory
- ✓ Identification of Community Champion

NEXT STEPS

- ✓ Feasibility Tetrad Review
- ✓ Policy Review Framework
- ✓ Site Identification + Property Sheet Creation



THE BLAST URBAN GREENWAY BROWNFIELD



HISTORY

- 1888s The Blast train collision
- 1950s The Aga Family land donation to the city
- 2016 Brewery Commercial Pad Site and sense of place
- 2017 Urban Renewal PH I land donation to the city
- 2019 Livery Stable historic site city purchase agreement
- PH II land donation to city (TBD)



VISION

- Downtown beautification and public safety improvements
- New lifestyle services and district amenities
- Business economic vitality and new spec space
- Enhanced Safe Routes to Schools/Daycare with business district connectivity



PARTNERS

- 2020-2023 EPA Brownfield Coalition grant city participant
- 250 Public Survey Responses
- Fountain Fort Carson School District (FFCSD8)
- City Parks n Recreation
- BNSF Railway & CDOT
- Pikes Peak Area Council of Governments (COG)
- Stantec Material Mgmt Plan

ABOUT THE COMMUNITY

The City of Fountain is the southern gateway to the Pikes Peak region in Colorado. Offering access to an affordable lifestyle in a pure Colorado setting with a variety of activities, local fare, and outdoor recreation. Over the past decade, the city has continued to experience double-digit growth. As such, a Town Center revival has emerged as new neighborhood community residents seek to embrace its legacy cultural roots. This Olde Town district is characteristic of a quality sense of place and represents the historical central business district of Fountain.

CONCEPTUAL SITE PLAN

- 1M Bike Loop
- Safe Routes to School – Youth & Families
- Multi Generation Mobility Corridor
- Urban Outdoor Spaces/ Heritage Trail
- Walkability and Downtown Economic Vitality
- Front Range Regional Trail Access

CONNECTIVITY

3-Mile Youth/ Child Care Demographics

- 10 Schools
- 10 Churches
- 15 Child Care Facilities

MARKET

Since the 1950's, precursor efforts of private land donations, blight revitalization, infrastructure master plans, placemaking, and historic preservation have enhanced public spaces and stewarding the creation of an urban greenway. The study area will serve as a gateway amenity to the historic Olde Town district, a business tourism generator, and a tribute to Pure Colorado history.

PUBLIC ENGAGEMENT

- Identified Undiscovered Amenities in the District
- Quantified Increased PED Activity Patterns in the District
- Demonstrated Support for District Appearance Improvements
- Encouraged Economic Vitality for Small Business in the District

Scan QR Code to learn more



CONTACT: CITY OF FOUNTAIN ECONOMIC DEVELOPMENT
719-322-2056 / ECONDEV@FOUNTAINCOLORADO.ORG

Site Reuse Plan

Project Connection to Other Plans



1-Mile Bike Loop meets a top citizen need identified in the **Parks Master Plan**



Quality of Life and Public Safety improvements meets conditions within the **2019 THK Olde Town District Design Plan**



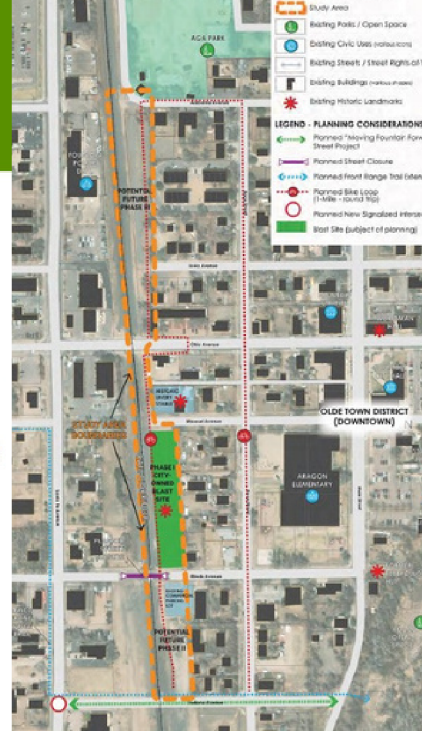
Multi-Generation and Mobility Access of broader sidewalks and grades meets conditions within the **Parks Master Plan**



Urban Outdoor "Active" Spaces and Historic Walking Trail meets conditions within the **2020 Ohio Ave Placemaking RTAP Master Plan**



Connectivity of Natural Waterways (i.e., Jimmy Camp Creek and Fountain Creek) is an emphasis mission identified within the **Parks Master Plan**



SITE ASSESSMENT



FINANCING

- Enterprise Zone - Community Capital Campaign
- Urban Renewal Area
- Community Block Grants
- CO Revitalizing Main Streets
- GoCO Outdoor Recreation
- The Gates Family Foundation
- EPA Technical Assistance Grant



INFRASTRUCTURE

- City Utility Water & Electric
- Public Works curb & gutter
- BNSF access compliance
- PH III private land traverse
- Restrooms Sanitation
- Stormwater detention/release
- Race, Iowa Streets ROW & alleys
- Public Service EMG Access



ENVIRONMENTAL

- Active BNSF railway
- Site designation as Urban Greenway
- Pedestrian only bridge span BNSF railway and CDOT HWY US85/87
- Environmental Site Assessment

ENTITLEMENT PROCESS

Greenway Planning Activities

2024 EPA Conceptual Site Plan

2024/2026 Site Assess Readiness

Amend City Master Plans and Land Use

Costs Analysis and Gap Financing

2026/2027 Infrastructure PH I-II Site Develop

Using Peaks N Pines Brewery and the Aga Youth Recreation Park as hub points for the site planning could rival other similar lifestyle amenities of community business as located in the Colorado Springs region - 2023 EPA Public Survey Participant Response



The site is located in the Southern Colorado region along the front-range with close proximity to three active, growing military installations: Fort Carson Army, Peterson Space Force, and Schriever Air Force.

The Blast Site
Pedestrian Mobility Corridor
A Historical, Educational, Recreational Assessment
Land Reuse Plan
FOUNTAIN, COLORADO

CONTACT FOR MORE INFORMATION 719-322-2056



HISTORY

- Former Public school facility 1970's
- City ownership, 2016 purchase
- City department(s) vacated premises in 2021
- 2020-2023 EPA Brownfield Coalition grant city participant



VISION

- Downtown beautification
- New lifestyle services
- Repurposed community center
- Business economic vitality and new spec space
- Diversified, specialized, affordable housing



PARTNERS

- Fountain Housing Authority
- Pikes Peak Area Council of Govts (COG) Center on Aging
- Private developer engagement
- Stantec Material Mgmt Plan
- Public Engagement 600+ Surveys
- City Parks n Recreation

LORRAINE BROWNFIELD P3 REDEVELOPMENT

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CONCEPTUAL SITE PLAN

- **8.67 acres in Olde Town District**
- **Urban infill / adaptive redevelopment**
- **Rezoned for civic & office uses**
- **Multiple access points**
- **Common amenities; on-site parking**



MARKET GAP

According to a Q1 2024 retail leakage study, the City has an unmet demand for services in a valuation of \$385M. Top markets where leakage exists are:

- Full Service Restaurants
- General Merchandise
- Health and Personal Care Services
- Home Furnishings/Equipment
- Sporting Goods and Hobbyist
- Lifestyle Entertainment

HOUSING GAP

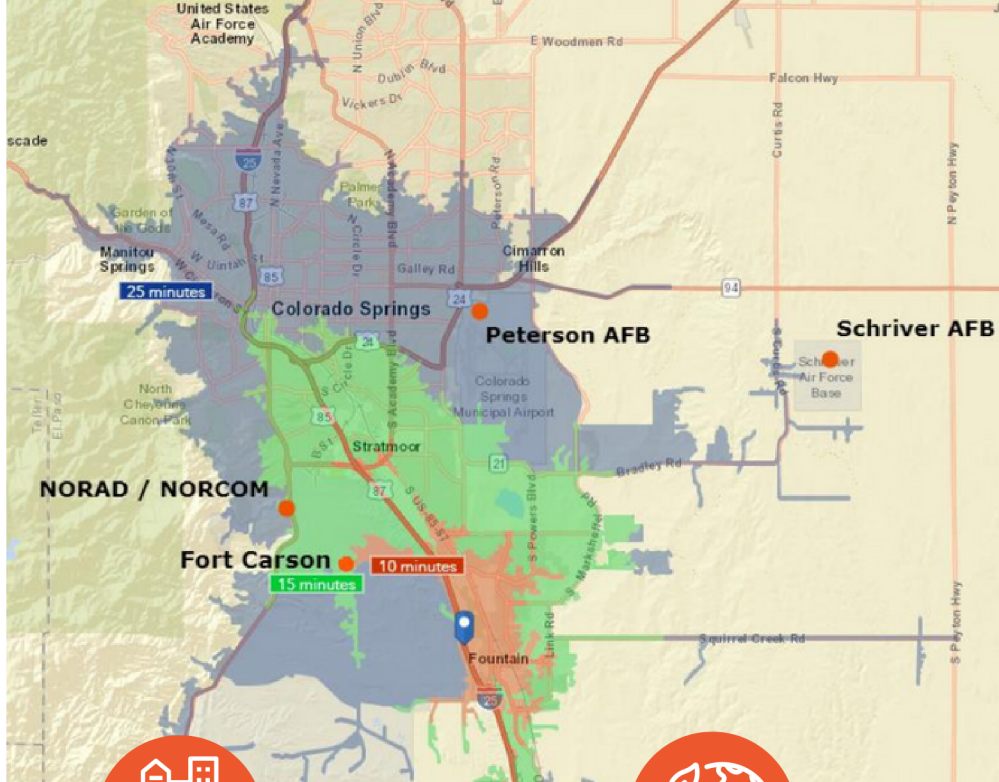
Per a recent Citywide assessment under Proposition 123, Fountain's baseline of unmet affordable housing units is between 1116 - 1207. Under the program, would need to provide between 100 - 109 units over a 3-year period.

DEVELOPMENT SPECS

- **24,000 SF Community Center** Expansion for families and youth
- **20,000 SF Spec Office Space** to house childcare or medical services
- **85,000 SF Specialty Housing** units for affordable or senior housing
- **Common Outdoor Rec Space**

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SITE ASSESSMENT



FINANCING

- Colorado Housing and Finance Authority (CHFA)
- CDBG (HUD)
- Clean-Up Grants (CDPHE)
- New Market Tax Credits
- Pikes Peak Enterprise Zone
- Private Activity Bndns
- Tax Increment Financing (URA)
- DOLA Affordable Housing



INFRASTRUCTURE

- Black Hills Energy gas
- City Utility water & electric
- PD/Fire emergency access
- PW internal street network / C&G
- Street R.O.W. improvements
 - (Iowa, Lorraine, or Ohio)
- Sanitation District sewer
- Transportation Impact Fee



ENVIRONMENTAL

- Active UPRR railway proximity
- Open Space and Trails proximity
- EPA Phase I & II testing completed (Stantec '22)
 - FONSI confirmed
- Building abatement required
- RFP bid for site demolition / shovel ready status (March '24)
 - \$1.4M abatement; \$360K demo valuation

Scan QR Code to learn more



ENTITLEMENT PROCESS

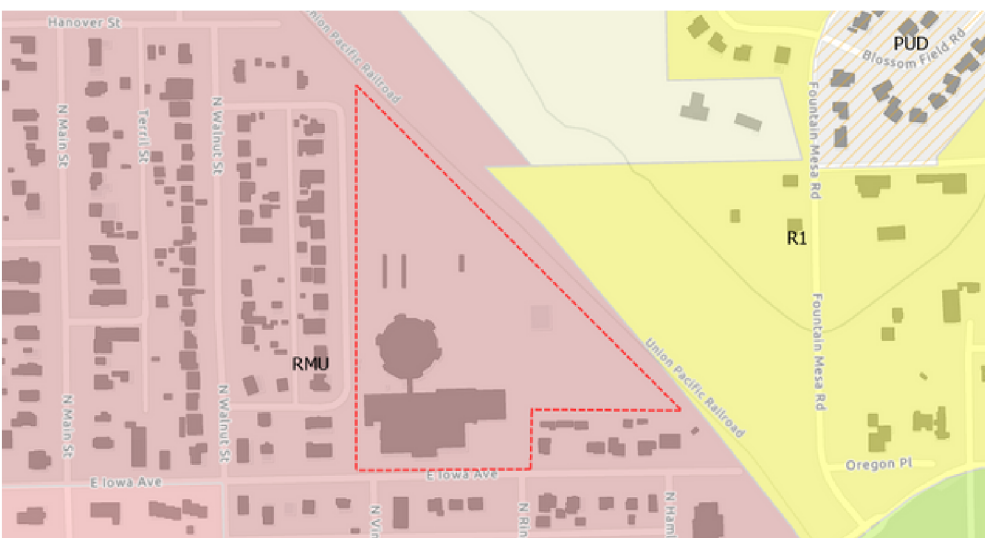
2024
shovel ready
& subdivide

2024/2025
Site
assessment /
readiness

2025
Developer
Plan Review
& Rezoning

2025/2026
Gap
Financing

2026/2027
Infrastructure
PH I
Site Develop



Residential Mixed-Use (RMU): The residential mixed-use district shall be located in those areas contiguous to the Fountain downtown mixed-use district and must be accessible by arterial or collector streets....is intended to provide sites for combined residential and low impact commercial and service uses and to maintain a residential appearance of such sites by establishing appropriate site development standards.

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FOUNTAIN PROFILE



CHALLENGE STATEMENT

The City of Fountain is located 12 miles south of Colorado Springs along the I-25 Corridor. The City is focusing on economic revitalization within its downtown business corridor by eliciting greater private (sector) investment. In order to achieve this, the City aims to *identify a catalyst site, develop a robust public outreach campaign, and create an action plan which identifies resources* to spur meaningful redevelopment in the community.



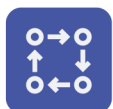
Demographic Snapshot

- Total Population | 32,138
- Median Income | \$74,621
- Median Age | 30
- Education Level | ~43% Some College or Associates Degree Level



Financial Support

- Tax Increment Financing
- Private Activity Bonds
- Revolving Loan Funds



Business Mix

Top employers

- Government/Homeland Security
- Specialized manufacturing
- Trade and transportation
- Entrepreneurial retail trade.



Housing Needs

- Multifamily Rental / Apartments
- LMI Housing (30% - 80% AMI)
- Senior Living



Leadership Goals

- Greater investment downtown
- Improved lifestyle amenities
- More connected + safer downtown



Community Partners

- Urban Renewal Authority
- Olde Town Steering Committee
- Nunn Construction (champion)
- State Depts (CDOT, CDPHE)

COMMUNITY NEEDS

The City of Fountain is working to update their existing infrastructure and identity. They currently need more capacity around planning, retail attraction and expansion, and building community awareness.

INCENTIVES

20+ Local, County, & Regional including...

- ✓ Design + Aesthetics
- ✓ CDBG + Revolving Loans
- ✓ Tax Exemptions + Rebates
- ✓ TIF + TSAs