

Colorado Springs-Fountain Brownfield Coalition



Lorraine Center

Reuse/Redevelopment

301 E. Iowa Avenue, Fountain CO



Coalition Background

- 2018 Coalition Partners Formation
- 2019 EPA Brownfield Grant Awarded
- 2020-2023 Site Nomination/ Participation under the Terms of the Grant
- 2021-2022
 - FOUR Public Forums hosted
 - TWO City of Fountain Council presentations



Brownfield Purpose

- What is a Brownfield?

EPA Definition:

“Property where expansion, redevelopment, or reuse is complicated by the presence or a perceived, suspected presence of contamination.”

- Brownfield Reuse/
Redevelopment Goal

- Prevent sprawl
- Deter crime, dumping, vandalism
- Help create jobs
- Improve tax base and property values
- Protect public & environmental health
- Enhance livability



City of Fountain Focus

- Olde Town/ Gateway District(s)
- Fountain Creek Bank
- US85 Urban Renewal Area, *est. 2008*



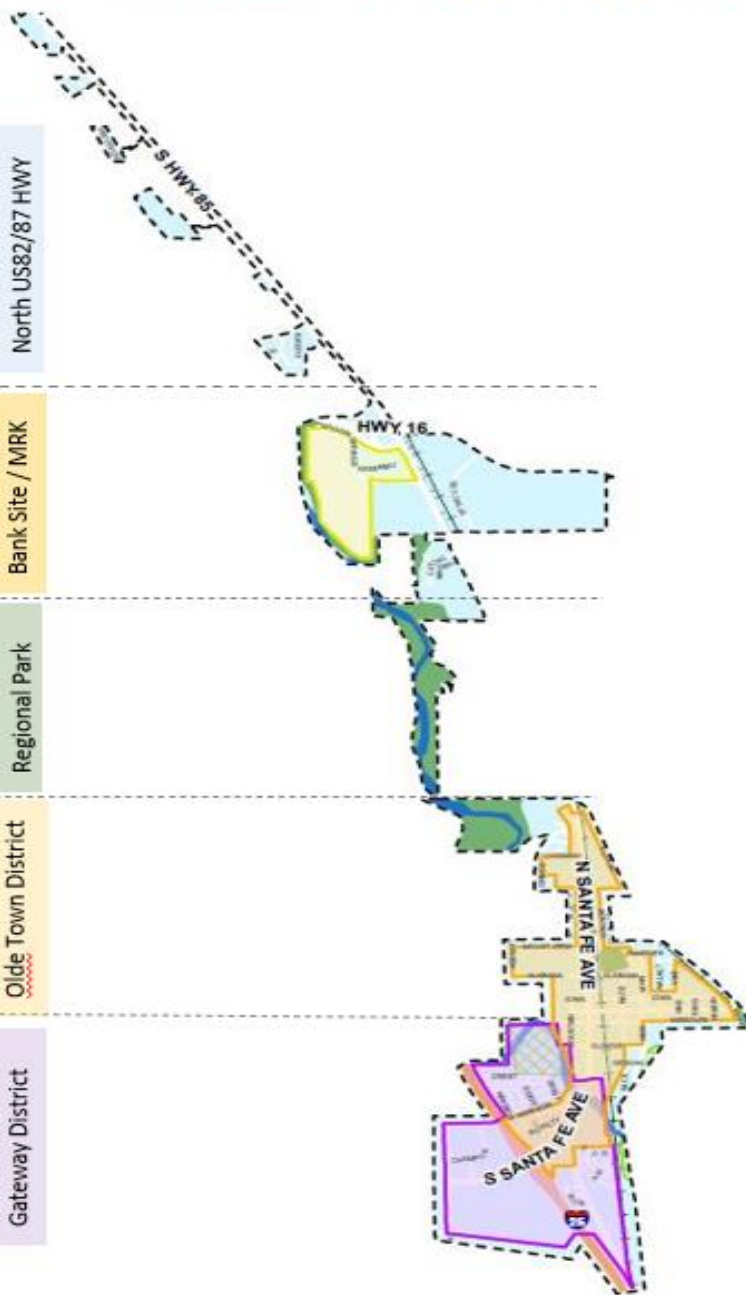
North US82/87 HWY

Bank Site / MRK

Regional Park

Olde Town District

Gateway District



Projects in Fountain

- Mix of Private and Public Property Ownership participation
- 3 Phase I ESAs
- 3 Phase II ESAs
- 2 Building Materials Surveys
- 1 Cleanup/Reuse Planning Site
 - Lorraine Center, 301 E Iowa Avenue



Lorraine Center

city-owned parcel

- 8.67AC located at 301 E Iowa Ave.
- Olde Town District
- Former Public School System Facility
- Stantec Consultant grant deliverables:
 - Existing Conditions Findings Report
 - Environmental Site Assessment Report
 - Working Group Facilitation
 - Public Survey, Community Engagement
 - Conceptual Site Plan Design and Engineering for the recruitment of a Private Development Partner
 - Site Clean-Up/Reuse Action Plan



Public Survey Themes

- **Downtown Facelift highly encouraged:**

- Beautification
- Attraction and fulfillment of New Business Services Entry
- Public Safety
- Walkability/ Accessibility Features

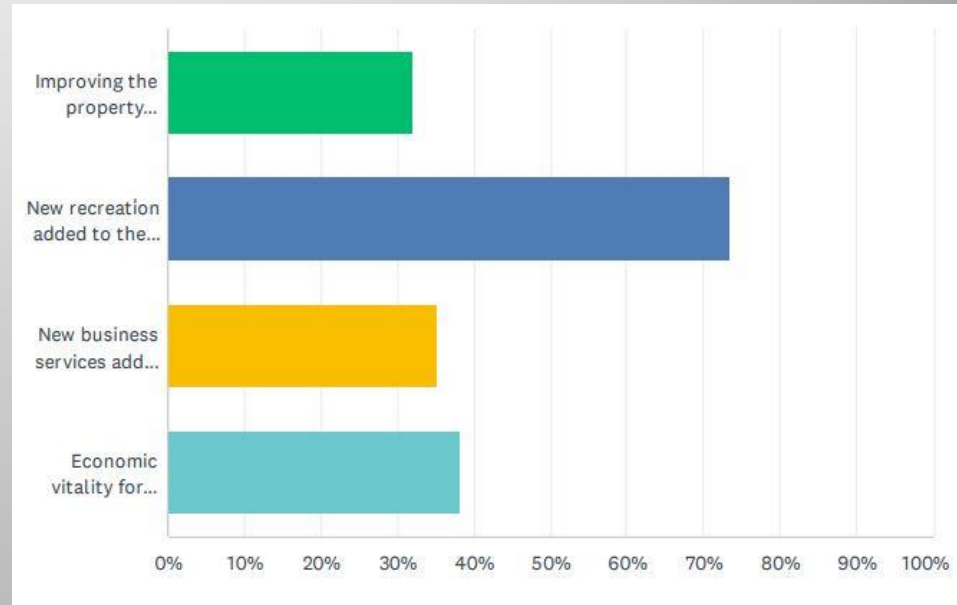
- **Top Amenities site supportive:**

- Lifestyle Services
- Recreation/Community Facility
- Medical Services
- Business Economic Vitality

- **Specialized Housing supportive:**

- Affordable/Attainable Apt Housing
- Active/Transitional Senior Housing
- Public Service Housing (*ie: Firefighters, Police, Teachers, etc.*)
- Diversified Housing (*ie: Townhomes, Modular, Tiny Homes*)

- *DISCLAIMER: Housing is contingent upon City's Water Capacity to Serve*



Conceptual Site Plan



- Reuse/Preservation
 - Parks and Recycling Center Operations
 - 3,400 SF Lorraine Center Offices and Meeting Space
- ReDevelopment/New Build :
 - 24,000 SF Community Center Expansion
 - 20,000 SF Medical and Spec Office
 - 85,000 SF Specialty Housing Unit
 - Outdoor Recreation
 - Garden Plots
 - Playground
 - Multi Use Trail
 - Green Space Areas



Closing Commentary

- Reuse Site Plan is conceptual only based on City Zoning criteria and district revitalization
- Applicability of the Reuse Site Plan is highly contingent upon identification of a private development partner
 - Partner Recruitment would require a formal RFP issuance, a proposal review committee and recommendation for City Council to award the project proposal
- Reuse Site Plan building height, land uses, and parking allowances depicted are predicated by an anticipated revision to the 2005 City Comprehensive Plan and City ReZoning
- City has not expensed any General Revenues under the Lorraine Center Reuse Site Plan nor earmarked any future fiscal budget appropriations



Acknowledgements

Site Nominee = Sue Kircher, public citizen/neighborhood resident

City Site Advocacy = City Manager Scott Trainor, Mayor Sharon Thompson, and Mayor Pro-Tem Tamera Estes

Working Committee:

Planning Commission - Alan Rainville

Olde Town District Ambassador and Small Business Owner = Ron Book

Economic Development Commission = Nicole Reinhardt

Fountain/Coalition Board Advisory Council and Water Resource Specialist = Abby Ortega

Specialists:

- City Planning Staff = Kristy Martinez and Gaby Serrano
- City Parks N Recreation Staff = Silvia Huffman and Jim Watson
- City Public Engagement/ Marketing Communications = John Trylch
- City Economic Development/ Urban Renewal/ EPA Coalition Liaison = Kimberly Bailey

As well as, a sincere appreciation of the time, resources, and community support received by the EPA Brownfields Coalition Partners and Stantec Consultant services provider.



Colorado Springs-Fountain Brownfield Coalition



<https://coloradosprings.gov/project/colorado-springs-fountain-coalition-brownfield-initiative>

Lorraine Center

Reuse/Redevelopment

301 E. Iowa Avenue, Fountain CO

Q&A

