

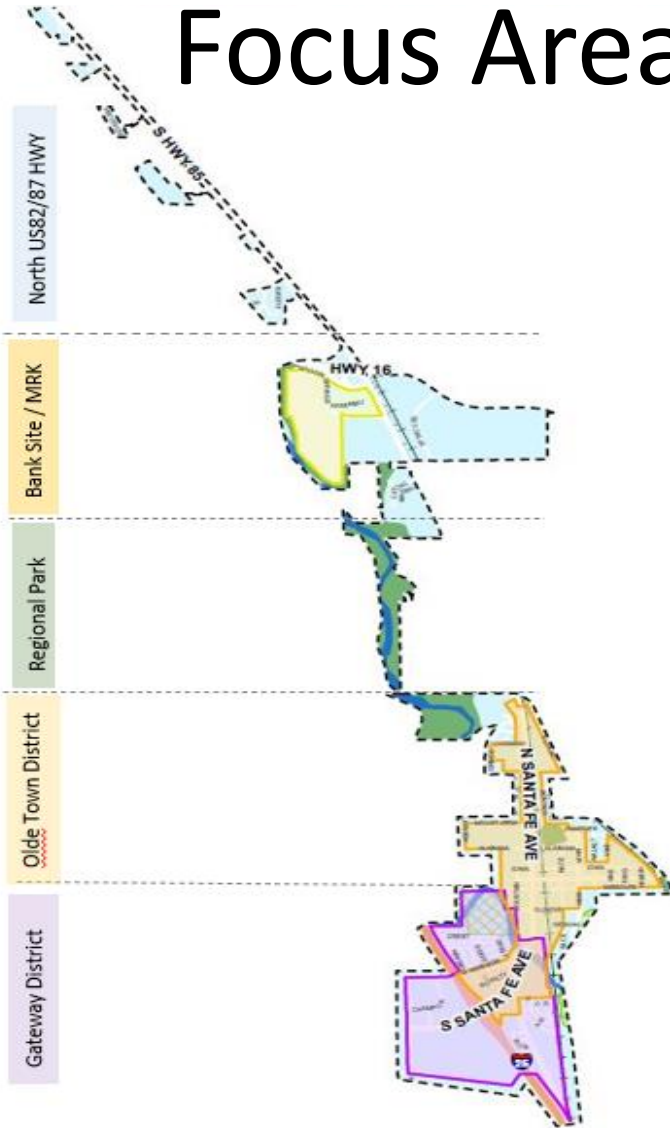
Colorado Springs-Fountain Brownfield Coalition

The Blast Site, Pedestrian Mobility Corridor

- Stantec Land ReUse Plan
 - a historical, educational, recreational assessment
- City R5 Strategic Objective
 - Complete a conceptual design for the land area defined as The Aga Park/ Blast Site Pedestrian Corridor located within the Olde Town URA

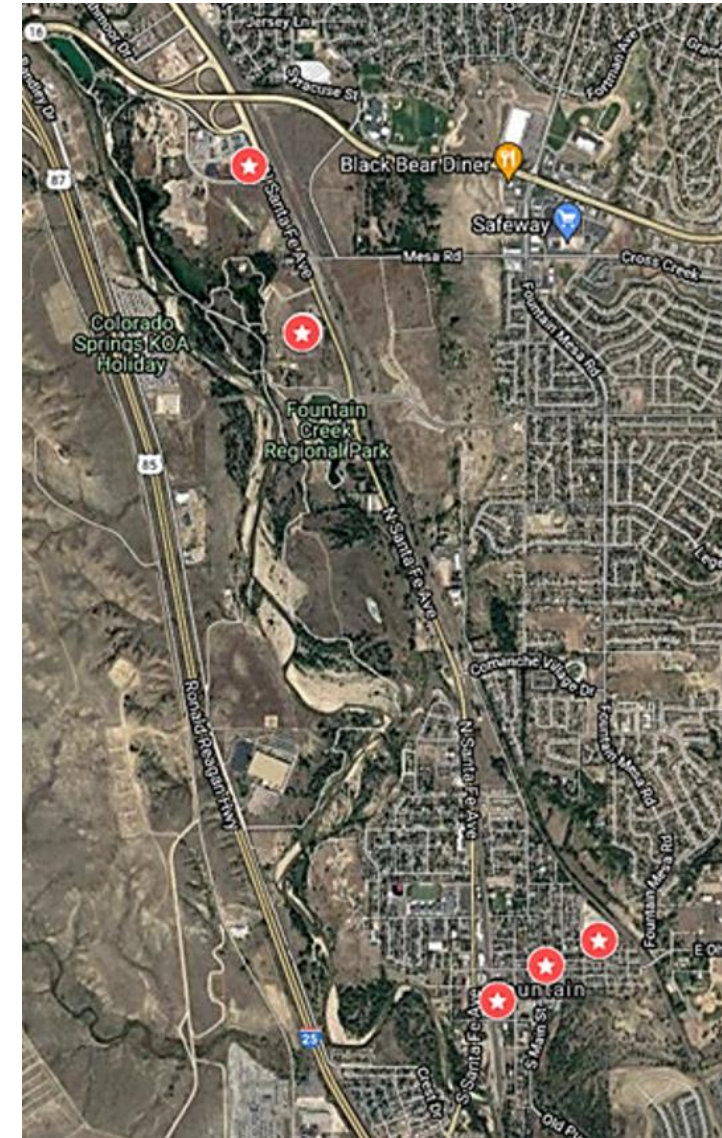


City of Fountain Focus Area Map



- 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
- 1 Conceptual Land Use Site
 - The Blast Site

Projects in the City



The Blast Site

- 1.14 acre city-owned property located between Missouri Avenue and Illinois Avenue in the Olde Town URA
 - *with associated, adjacent land mass areas PH I-III*
- BNSF linear active rail line
 - *Passive Use ONLY Conditions*
- Fountain-Fort Carson School District
8 youth facilities
- 1888 historical train collision
“The Blast” 30-FT Crater

Goal Statement:

The City would like to be in a healthy position in working through the EPA Brownfield resources and scope of work deliverables to achieve a goal of meeting the eligibility criteria and apply for State of Colorado GOCO and/or Gates Family Foundation grants to fund the public space improvements.



The Study Area



Acknowledgements

Site Nominee = City Manager, Scott Trainor

City Site Advocacy = Fountain Urban Renewal Authority, Olde Town Steering Committee



Working Committee:

Parks and Recreation Board = Rick Clements

Fountain Urban Renewal Authority = Dixie Snyder

State, Local Historian/ City Councilmember = Tamera Estes

Railroad Historian/ FV News Author = Mel McFarland

Peaks N Pines Brewery, LLC = Teresa Vieira and Eric Bowers

BNSF Railway = Andy Williams and Rafer Nichols

FFCSD8 = Ariane Carrillo and Christy McGee

Specialists:

City Planning = Kristy Martinez

City Parks N Recreation = Gordy McCormick

City Public Safety = Lieutenant Matthew Racine

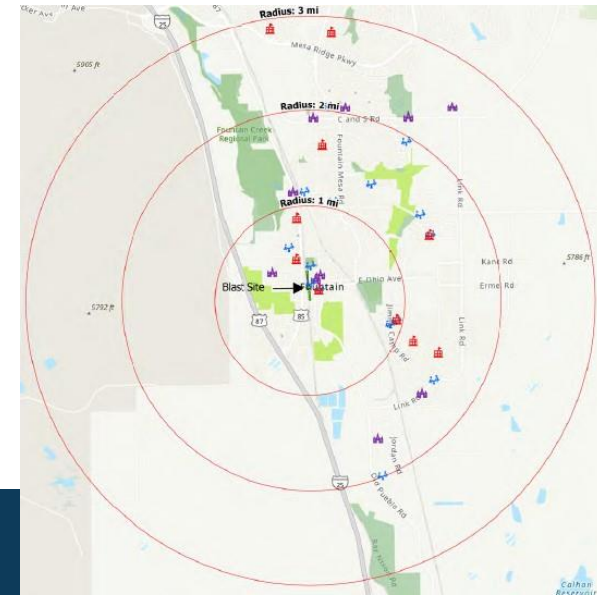
City Public Engagement/ Marketing
Communications = John Trylch

City Economic Development/ Urban Renewal/
EPA Coalition Liaison = Kimberly Bailey

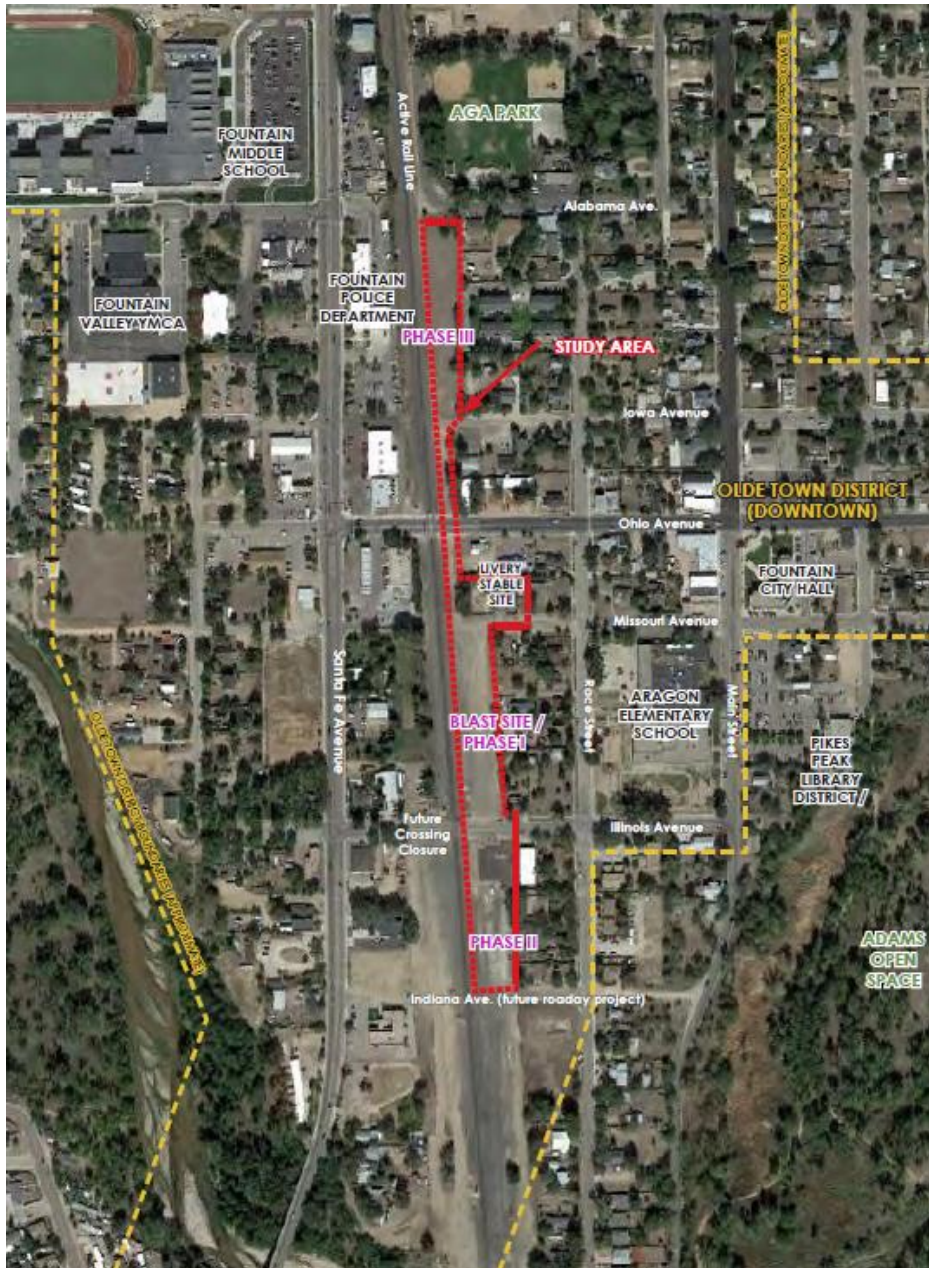


Foundational Elements

- Parks Master Plan
- US85 Gateway Urban Renewal Area (URA)
- Moving Fountain Forward Initiative
 - Illinois/ Indiana Avenue Transportation Improvement
- Olde Town Revitalization Summary
- Ohio Avenue Placemaking Campaign
- Town Design+Aesthetic Guidelines and Safe Routes to Schools
- Aga Family Park Donation
- The Blast Site Heritage Donation (URA)
- Illinois Avenue PnP Commercial Site (URA)
- Livery Stable National Historic Registry
- 3-Mile Youth/ Child Care Demographics
 - 10 Schools
 - 15 Child Care Facilities
 - 10 Churches



Connectivity



- 1M Bike Loop
- Public Safety – Youth, Families, and Bicyclists
- Multi Generation Mobility
- Urban Outdoor Spaces/ Heritage Trail
- Natural Waterways with Front Range Regional Trail Accessibilities

Working Committee Land Use Planning

- Rail Operations
- Olde Town and Community Appearance
- Indiana/Illinois Avenue Transportation Improvements
- Front Range Regional Trail
- Community/Civic Destinations
- Safe Routes to Schools

Public Survey Site Elements

- Multi Use Trails
- Passive Gathering Areas
- Parking and Circulation
- Art and Historic Markers
- Shelters and Restroom Facilities
- Fencing and Buffering Elements
- Safe Routes to School and Multi-GEN Mobility

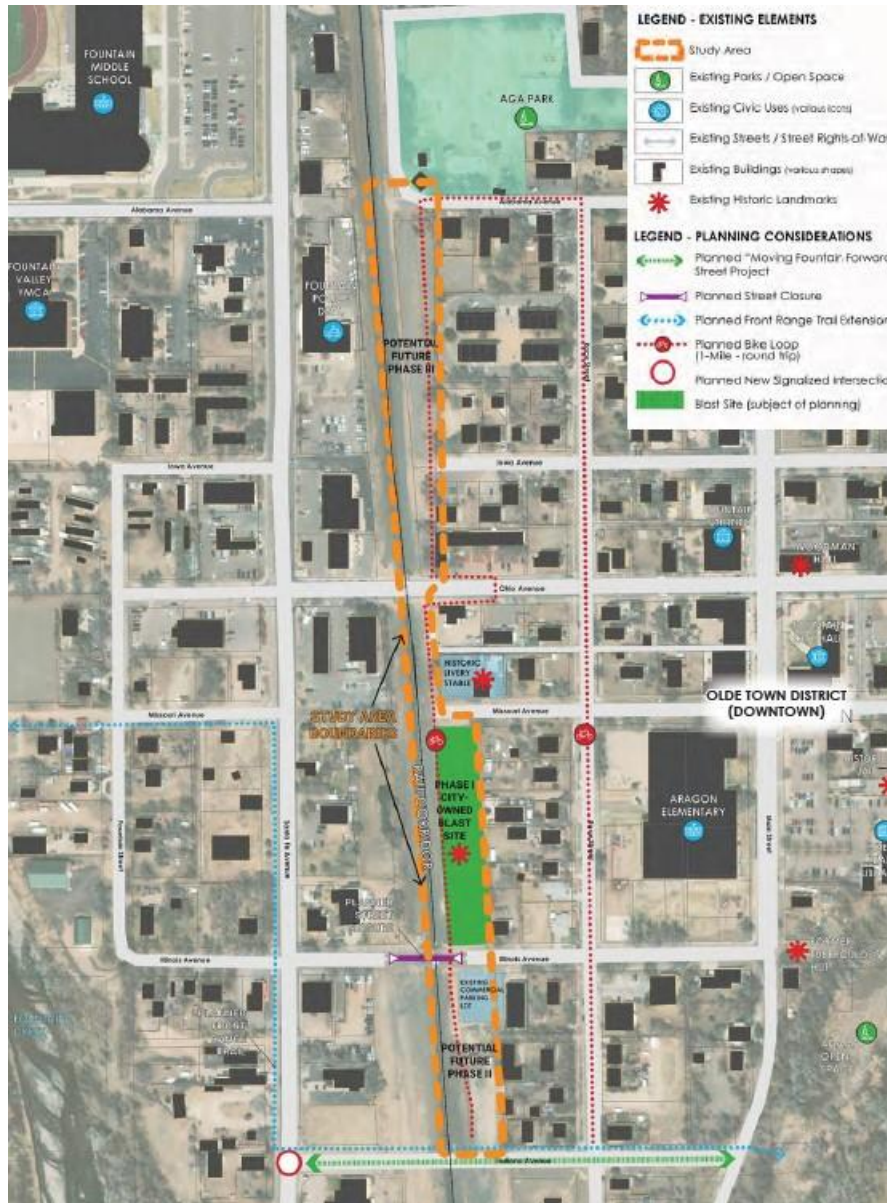
Public Survey



TOP REQUESTS
Bicycle Loop Trail
Network
Walking Heritage
Trails

- 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

Master Plan



- On-Site Parking Lot
- Roadway Improvements
- Trails and Bike Route
- Alley(s) Enhancement
- Plazas/ Patios
- Food Truck/ Mobile Vendor Amenities
- Restrooms/ Shelters
- Fencing and Landscape Buffers
 - *RxR and Residential Neighborhood*



PH I

City ownership per a URA land donation

- 1M Bike Loop
- Ohio/Race Public Crossing Zone
- Alley Enhancement (*north*)
- Restrooms/Shelter
- On-Site Parking Lot
- Livery Stable Heritage Site
- Food Trucks/ Mobile Vendors Area
- Safe Routes to School
- Adams Open Space Trails

PH II

Illinois/Indiana Roadway Moving Fountain Forward Transportation Improvement

- Illinois Street RxR Closure
- Peaks n' Pines Brewery (*private*)
- Alley Enhancement (*south*)
- Plazas/ Patios / Passive Use
- Front Range Regional Trail Accessibilities and Natural Waterways





PH III

Aga Family Park Donation and Utility Easement

- Parking Lot and Restroom Improvements
- Food Trucks/ Mobile Vendors Area
- 1-Mile Bike Loop
- Public Safety/ PED Bridge *(future study)*
 - Safe Routes to School Youth Crossing
 - Bicyclist Multi-Mobility
 - 3-Mile Families and Child Care Facilities
 - Emergency Access Point
- Plazas/ Passive Use *(future study)*

Testimonials

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*

Priority should be placed on constructing primary trail links, especially **along Jimmy Camp Creek and Fountain Creek** corridors of the community – *2015 CoF Parks Plan*

The Fountain Creek corridor Greenway will help increase recreational activity and tourism to **spur small business** revenues and **encourage healthier lifestyles** for residents – *2020 Fountain Creek Watershed District*



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***

Recommendations

1. As a significant public amenity and potential capital investment, to steward funding aspirations, the City should ***add the project to its Comprehensive Development Plan and Parks Master Plan*** for long-range policy documentation.
2. Due to the linear vast of the Site Area, there are ***Zoning Designations*** which may need to be addressed to accommodate parks and passive recreational land use allowances.
3. Per the project goal statement and future funding procurement initiatives, the City should ***designate site classification as an Urban Greenway*** to maximize funding alternatives and differential of use under the Parks Master Plan amendment.

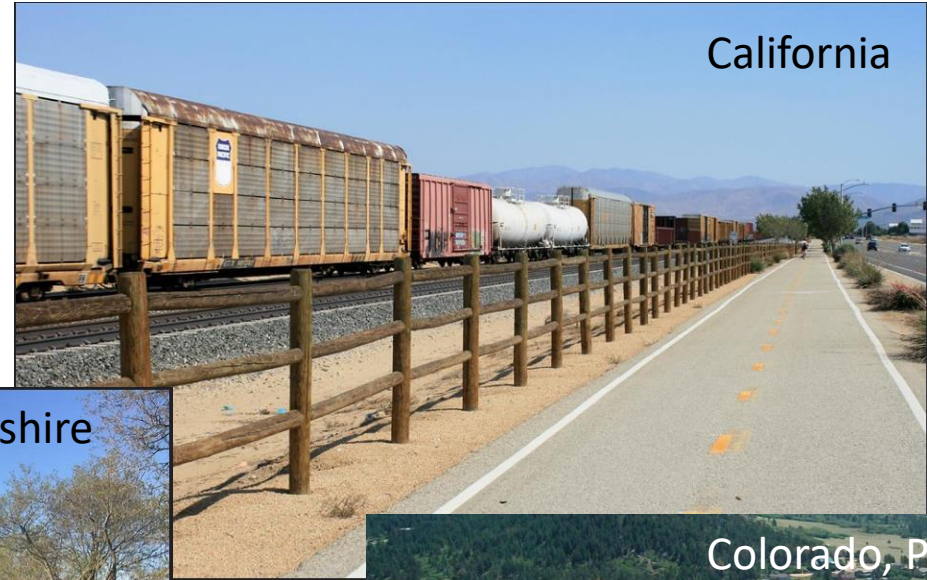


Arkansas



Urban Greenways *(United States examples)*

California



New Hampshire



Colorado, Palmer Lake



An **Urban Greenway** as a shared-use path along a strip of undeveloped land, in *an urban or rural area*, set aside for recreational use or environmental protect.

Recommendations

4. The overall land within the Study Area is located along a century active rail line and certain properties are believed to have once supported industrial activities. Therefore, and per the timing of site improvements, an ***Environmental Site Assessment*** will need to be concluded to determine any engineering controls for public spaces of use.
5. The ReUse Master Plan does include a diverse set of site elements and conditions which would require utility service and potential line extensions/upgrades; therefore, a ***Utilities Analysis Assessment*** would be required for final construction design.
6. The Study Area does include associated, adjacent land areas; to which access agreements and/or option agreements coexist towards final land assembly, a ***Review of Agreements*** may be necessary to tailor purchase timeframes.



Recommendations

7. Identify ***Grant Funding and Resources*** for Master Plan fulfillment
8. ***RFP Issuance by the City*** for:
 - a. civil engineering and site construction documents towards final project permitting and budgets
 - b. wayfinding and signage improvements to create sense of arrival, small businesses, and community experiences for the US85 URA (***D15 Strategic Objective, 2024***)
9. Under Safe Routes to Schools and Pedestrian Mobility improvements, a ***Pedestrian/ Bicycle Bridge*** has the potential to be further explored under a separate feasibility study in the URA
 - Right of Way and Public Land Easement designation areas
 - Span height requirements of BNSF Rail Line and US HWY 855/87
 - Additional Permitting Approvals per Agencies as Required
 - Capital Improvement Project classification



“Urban Greenway “



The Blast Site

Pedestrian Mobility Corridor
A Historical, Educational, Recreational Assessment

Land Reuse Plan
FOUNTAIN, COLORADO

