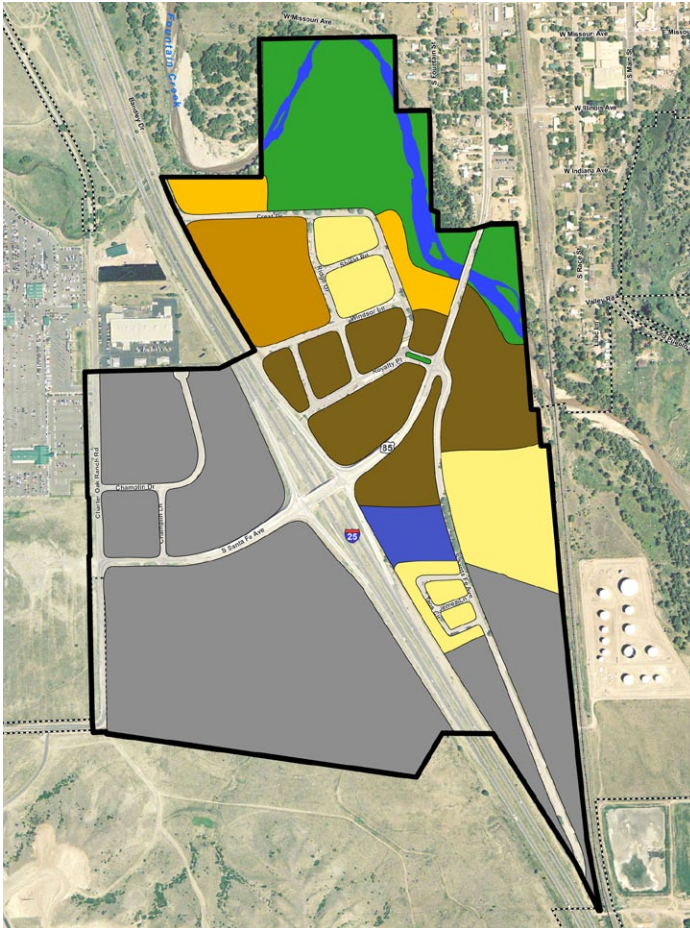


GATEWAY REDEVELOPMENT PLAN

FOUNTAIN, COLORADO



The US Highway 85 Corridor Gateway Land Use Plan and Market Feasibility Study (Gateway Redevelopment Plan) was prepared by Matrix Design Group as part of an overall consulting services contract for the City of Fountain's Urban Renewal Authority. The interchange of US Highway 85 and Interstate 25 serves as one of two major gateways into the City of Fountain. Conditions around the interchange were in need of improvement and the area was declared "blighted" by the city and subject to urban renewal efforts to facilitate redevelopment. This Gateway Redevelopment Plan was designed to serve as the next step in helping Fountain achieve its vision for this important city gateway area.

PROFESSIONAL SERVICES

Urban Planning

CLIENT

City of Fountain Urban Renewal Authority

PROJECT SIZE

314 acres

PROJECT COMPLETION

2009

PROJECT VALUE

\$80,000

The purpose of the plan was to 1) identify and analyze supportable, sustainable, and suitable land uses for the project area based on physical suitability, market conditions and economic strategy that targeted high quality, revenue-generating land uses; 2) develop and illustrate several alternative land use concept plans that were consistent with market findings and reflective of the goals and objectives of Fountain residents and government decision-makers; and 3) to obtain approval of the plan by the Urban Renewal Authority and the Fountain City Council.

Matrix is also part of the Program Management team and prepared the Version "E" cost model for the entire project. Matrix assisted in the formation of special Improvement and Financing Districts for the project, and has continually updated financial budgets and forecasts for the program as it develops.

