

FURA

Fountain Urban Renewal Authority

“revitalize, partner and fund with a sense of place for development.”

2022 Annual Report

URA Property-Owned Assets

Woodman Hall <http://www.furaco.org/woodman-hall.html>

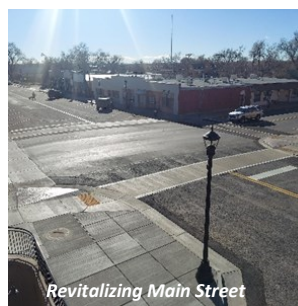
Since the 2017 FURA property purchase, the Authority has been tending to property upgrade services to its historic 1905 Woodman Hall property. The Services included tending to code compliance upgrades and permitting towards a revitalized 100% commercial reuse asset; upgrades included:

- ⇒ Dual floors interior environmental testing and non-historic demolition phases
- ⇒ 2nd FL Exterior Staircase Egress Public Safety Project
- ⇒ 100% Commercial broker services and engineering design plans for small business tenant fulfillment
- ⇒ 2nd FL Renovations included ADA Restrooms, HVAC Air Quality, Insulation, Mechanical/Electrical/Plumbing Service Upgrades, and an Utilitarian Kitchenette for tenants
- ⇒ Main Street sustainability district beautification garden beds streetscape improvements



In addition, FURA was a co-partner match in the two CDOT Revitalizing Main Street Grants awarded to the City on behalf of the Main Street/Ohio Avenue Intersection Public Improvement Project. The CDOT grant funding was on behalf of transportation, mobility, and public safety Improvements, located within the epicenter of the Olde Town URA district and Fountain-Fort Carson School District 8.

The 4-point intersection included the NE corner, 102 N. Main Street Woodman Hall URA property. FURA's in-kind match within the NE corner, included 1) broader sidewalk and curb radius allowances in a public right of way, 2) Woodman Hall basement and window well public safety improvements, 3) Woodman Hall drainage and chase improvements, and 3) bike rack design+installation (*REUSE section of the former Woodman Hall exterior staircase*).



US85 Pad Site

The FURA owns a 1.14 Acre assembled shovel ready site with a rear service alley on the high-traffic US85/87 corridor. The Pad Site has been marketed through on-site signage to engage commercial development outreach to derive new services and businesses in the Olde Town district. Interested parties can learn more at www.FURACO.org or contact Westward Properties at 719-301-9378 or www.westwardprop.com.



FURA Mission:

The Fountain Urban Renewal Authority (FURA) was formed as a means to revitalize the community's under-served assets through an offering of partnership programs and sole-source project capacity funding.

It avails the opportunity to cultivate a quality "sense of place" and encourage new business development for a resilient local economy.

COVID disclaimer: During the 2022 COVID pandemic, the Fountain Urban Renewal Authority initiatives were curtailed due to an abundance of caution regarding revenues performance and attentive monitoring of its four designated urban renewal areas.

As a COVID Recovery ensues in 2023 these cautionary measures will continue along with a focused attention on inhibiting a rebound of blight in the commercial vacancy marketplace.

URBAN RENEWAL AREA (URA) designations

US85 *(era 2009)*

Blight properties in designated Urban Renewal Areas remained status-quo in 2022 thanks to quick vacancy absorption, land maintenance up-keep, and commercial property investment.

South Academy Highlands *(era 2014)*

The west-side pad 5.63 acres of PH I moved into site grading and vertical development by the Developer. A retaining wall was installed and four new users are slated for a late 2023 grand opening. The final buildout of the west-side area represents 100% completion of the PH I South Academy Highlands URA leaving external areas known as PH II and PH III for future development in the City.

Bandley *(era 2015)*

The stand-alone URA consists of a tandem 49-acres site performing status-quo in 2022. The privately-owned SoCO RIC building is 60% occupied by a transportation/logistics operator and the remaining land mass area listed as available for future development. <http://www.furaco.org/ric.html>

Charter Oak *(era 2016)*

The URA was established in support of the proposed Dual-Service Rail Park of Southern Colorado envisioned to be located along the front range on over 3,000 acres of rural land situated between the Colorado Springs Nixon Power Plant (CSU) and Fort Carson Military Reservation. As a catalyst for commercial development and job creation under a public-private partnership (P3) and to strengthen the military resiliency of Fort Carson. In 2023, the P3 completed an EDA Technical Assistance Grant for project feasibility and spearheaded a rail trackage agreement among the City of Colorado Springs and Colorado Springs Utility in support of the P3 Industrial Rail Park to reside in the City of Fountain.

<http://www.furaco.org/rsbp.html>

PROGRAM ENGAGEMENT

EPA Brownfields Coalition Grant community projects

- ⇒ Lorraine Center City-Owned Redevelopment Opportunity, 301 E Iowa Avenue, Conceptual Site Plan Mixed-Use Working Committee
- ⇒ 1905 Woodman Hall, 102 E Main Street, Property Environmental Assessment Testing
- ⇒ The Blast Urban Pedestrian Corridor, BNSF Railway, Conceptual Land ReUse Working Committee in stewarding District PlaceMaking

To learn more about FURA initiatives, URA district maps, and project interests, please visit the Authority's website www.FURACO.org

Contact Info:

Fountain Urban Renewal Authority, *attn: Executive Director*
116 S. Main Street, Fountain, CO 80817
719-322-2056 or www.FURACO.org

FURA

FURA thanks the following entities for the progress on eradicating blight in the City of Fountain.

- Fountain Planning
- Fountain Fire and Police
- Fountain Utilities
- Fountain Neighborhood Svcs.
- Fountain City Council
- Fountain Housing Authority
- Fountain Museum and Historic Society
- Pikes Peak Regional Building Department
- El Paso County Commissioners
- State of Colorado OEDIT and DOLA and Historic Preservation
- Brownstein Hyatt Farber Schreck (BHFS), Esq.
- Paul Beneditti, Esq.
- CliftonLarsonAllen
- Hogan Lovells, Esq.
- Anderson Analytics, LLC
- Nunn Construction
- Tremmel Design Architect

Without their supportive efforts, success would not be possible.

Board Members:

Paul Aragon (Chair), Bill McMaster (Vice-Chair), Greg Welch, Tamara Estes, Leslie Louzon-Keller, Dixie Snyder, Logan Broz; and Kimberly Bailey (Executive Director)