

FURA

Fountain Urban Renewal Authority

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

2021 Annual Report

URA Property-Owned Assets

212 W Illinois

The FURA owned property consists of a 4,056 SF manufacturing and tap room operation tenant, Peaks ‘n Pines Brewing LLC, that expanded its operation to include in-house food services. This necessitated modifications to the URA property exterior and co-associated permitting sign-offs to support the small business at a continual time of COVID-19 distress. The new food service operation aides to address the food-desert void within the URA and enabled the operator to retain all 12 new jobs created by the project. <http://www.furaco.org/project-overview.html>



Peaks N Pines Building Exterior

US85 Pad Site

The FURA owned property includes a 1.14 Acre assembled shovel ready site with a rear service alley. 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 the Executive Director.



US85 Pad Site Signage

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

FURA hired several contractors in the course of the last year, to perform 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:

- Emergency Egress Public Safety Staircase and doorway transom.
- New House Panel, Meter Buster Unit, and Alley Transformer Feed
- EPA Brownfields participant PH I and PH II substance testing and minor remediation
- NE corner of CoF Main/Ohio Public Improvement Project, included building foundation and basement adherence with window well infills and ROW public safety elements. *
- Exterior Lighting and Signage Improvements on behalf of small business fulfillment mission.
- Gutted 1st Floor Interior to remove drop ceilings, non-historic FAB drywall, services capped
- A “Grey Shell Preview” was hosted for the historic 1905 Woodman Hall property on Nov. 2021 with elected officials, boards and commissions, city administrative and leadership staff
- Seasonal Holiday Décor adorned the large pane window display storefront a community supporter of small business awareness and season community spirits (Oct – Jan)
- URA Woodman Hall property 2022 Vision stewards the property back to its origin use; a 100% commercial asset for business user fulfillment and community engagement (effective 2022-2024)
 - ⇒ 1st Business Tenant procured ZENner Yoga Studio to occupy the historic Theatre Stage on 2nd Floor



Woodman Hall construction site

FURA Mission:

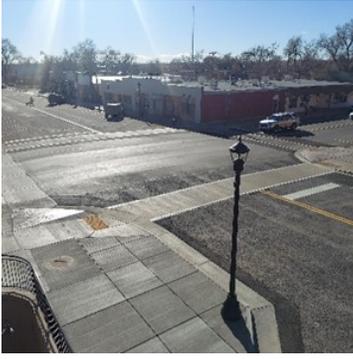
The Fountain Urban Renewal Authority (FURA) was formed as a means to revitalize the community’s under-served assets through an offering of partnership programs and sole-source project capacity funding.

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 2021 year of the 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 2022, these cautionary measures will continue along with a focused attention on inhibiting blight due to commercial vacancy byproduct.

Spring 2022



*FURA was a co-partner match in the two CDOT Revitalizing Main Street Grants awarded to the CoF 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 FCSD 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 staircase).

URBAN RENEWAL AREA (URA) designations

US85 (era 2009)

Blight properties in designated Urban Renewal Areas remained status-quo in 2021 thanks to quick vacancy absorption, land maintenance up-keep, and commercial property investment.

1st Art Installation in the Olde Town district URA; reuse of the former Woodman Hall egress staircase transformed into a functional Bike Rack for the district and future commercial tenants/customers of the property.



FURA served as the PlaceMaking 2.0 steward/champion to work with the CoF Economic Development, Olde Town Committee, and CoF Parks and Utility departments; continuing elements of incorporation, artistic offerings, and beautification measures within co-associated Master Plans. The PlaceMaking 2.0 Campaign findings report was debriefed with City Council, Boards and Commissions, and the Public in Q2 2021; denoting 6 symbolic activities transpiring.

South Academy Highlands (era 2014)

The west-side pad 5.63 acres of PH I moved into site plan development by the Developer with the City. A retaining wall is proposed to accommodate the 4 new users in 2022. The final buildout of the west-side area does represent the PH I South Academy Highlands URA will be 100% completed; 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 2021. 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)

A 49,000 SF Fountain Utilities Operation Center (UOC) was built at the City owned LaFarge site within the Charter Oak URA. The UOC establishes a HUB-HQ for electric, water, fleet and GIS divisions of The City of Fountain Utilities division, with future build out of water staging ponds and reservoirs envisioned by the Utility's Water Master Plan. The building was designed with LEED Sustainable mechanical and engineering components.



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 OEDT and DOLA and Historic Preservation
- Brownstein Hyatt Farber Schreck (BHFS), Esq.
- Paul Beneditti, Esq.
- CliftonLarsonAllen
- Hogan Lovells, Esq.
- Anderson Analytics, LLC

Without their supportive efforts, success would not be possible.

Board Members: Paul Aragon (chair), Bill McMaster (vice-chair), Paeleigh Reid, Gabe Ortega, Greg Welch, Leslie Louzon-Keller, and Kimberly Bailey (Executive Director)

Contact Info:

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719-322-2056 or www.FURACO.org

Founded: 2008

FURA