

FURA

Fountain Urban Renewal Authority

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

2023 Annual Report

URA Property-Owned Assets

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

The Authority has been steadily investing in property upgrade services to its historic 1905 Woodman Hall asset in services geared towards an adaptive reuse for small business fulfillment

- ⇒ **COO issued:** PH II 2nd FL Tenant Improvements: Utilitarian Kitchenette, 2 ADA Compliance Restrooms, 5 Small Business Fulfillment Units; HVAC Climate Control System
- ⇒ PH III Ground Floor Improvements and New 3-Level Fire Suppression System (FSS) Installation: **PERMIT**
 - Variance Approved Exterior ADA Complaint Restroom
 - ROW Revocable Permit for ADA Compliant ROW Access
 - New South face “Ohio Avenue” Storefront System
 - ADA Compliant Curb-Street and Building Access Designation Areas
 - Landscape, Outdoor MEP, and Vendor and Utility Stations
 - Window Candelabras display in unison with Mayor’s Tree Lighting City Hall, Nov 17th
- ⇒ State of Colorado Historic Preservation Assembly toured the premises under dual-site visitations and deemed the property as a non-eligible designation status
- ⇒ Hosted two Open House series before PH III project commencement (summer 2023)
- ⇒ Woodman Hall Adaptive Reuse and Small Business Fulfillment Briefing transpired with City Council and Public (Sept’23)
- ⇒ El Paso County Enterprise Zone – Community Contribution Program (EZ-CCP); application (NOV ‘23) adoption by the State of Colorado (JAN ‘24)
 - The EZ-CCP designation provides for a fundraising platform to launch for a 5YR equity capital campaign on behalf of additional infrastructure towards Small Business fulfillment.



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.

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.



Spring 2024

URBAN RENEWAL AREA (URA) designations

US85 *(era 2009)*

Blight properties in designated Urban Renewal Areas remained status-quo in 2023 thanks to quick vacancy absorption, land maintenance up-keep, and commercial property investment.

Action Areas:

- Participated in a City Working Committee under the Brownfields Program to engineer site redevelopment and blight remediation: to include, drainage control and beautification improvements with regards to The Blast Urban Greenway and US85 PAD Site(s)
- Enrich, engage, and invest in Olde Town Revitalization and Economic Vitality via:
 - New Small Business Engagements
 - Private-Sector Ambassadors
 - District Placemaking pilot programs

South Academy Highlands *(era 2014)*

The west-side pad 5.63 acres of PH I moved into final build out . A retaining wall was installed and three new users were slated for open in early 2024 . The final buildout of the west-side area represents 100% completion of the PH I South Academy Highlands (SAH) URA leaving external areas known as PH II and PH III for future development in the City.

Action Areas:

- SAH Venetucci Boulevard roadway maintenance and defect engineering assessment
- SAH URA Site Pad PH II readiness, utilities and transportation infrastructure/maintenance

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>

LEGISLATIVE ENGAGEMENT

SB23-273 URA Bill – The act updates the exception to specify that agricultural land may be included in an urban renewal area if the agricultural land is in an existing urban renewal plan that was originally approved or modified to include the agricultural land prior to June 1, 2010, and if the land still remains in that same urban renewal plan. – Fountain Urban Renewal Authority Executive Director and City of Fountain Public Policy per the Charter Oak URA *(Legislation opposed)*

Contact Info:

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

FURA

Founded: 2008

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.
- Hogan Lovells, Esq.
- 5Star Bank
- CliftonLarsonAllen
- 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), Tamera Estes, Leslie Louzon-Keller, Nichole Reinhardt, Dixie Snyder, Logan Broz; and Kimberly Bailey (Executive Director)