

Executive Director

WOODMAN HALL

FOUNTAIN URBAN RENEWAL AUTHORITY

Timeline

Fall 2018
Property FMV
Purchase as
an economic
catalyst
project in the
Olde Town
District

Spring 2019
TDG historic
architect
onboarded for
structural,
critical needs,
and reuse
assessment
planning
(9 MTHS scope)

Oct 2019 -
Feb 2020
2nd FL Public
Safety and
Code
Compliance
Upgrades

COVID Pandemic

RMS Grant Match Partner
Main/Ohio Public Safety Intersection Improvement Project

Spring 2022
Nunn G.C.
onboard to
steward
phase(s) of
property
revitalization
upgrades for
commercial
tenants

Oct 2022-
Feb 2023
2nd FL
Adaptive
ReUse,
ADA
Restrooms,
and MEP
Code
Compliance
upgrades

Summer
2023 WPS
Brokers
onboarded
towards
commercial
business
recruitment

State Historic Preservation Program deems property non-eligible for program certification

EPA Brownfields Site Remediation Program Testing and Remediation participant

August 2019
ZENner Yoga
Business
Engagement
as a mixed-
use pilot
program

March 2020 - 2021

August 2021
Cease
Residential
units and shift
towards origin
to revitalize
property as
100%
Commercial
Tenant Base

Sept 2023-
Feb 2024
PH III
Exterior/
Interior
Ground
Floor and
ADA
Access
upgrades

Community Engagement

◎ Open House Series

- December 2018
 - Community Partners
 - Fountain Historic Society
- December 2019
 - History of Colorado, historic record and brand statement
- March 2020
 - State Historic Preservation Office Commission #1
- September 2020
 - FURA Chair Property Preview, City Council + Public (*virtual*)
- May 2022
 - Economic Development Commission
 - Fountain Valley Chamber of Commerce
- October 2022
 - Enterprise Zone Certification Program – El Paso County
- April 2023
 - State Historic Preservation Office Commission #2
- July 2023
 - City Council and Administration
 - Fountain Valley Chamber of Commerce – *Business After Hours* membership

2018

2019

2020

March 2020 - 2021
COVID Pandemic

2022

2023

Q2 2024

2nd Floor ReUse

2,762 SF

Health+Wellness
Practitioners

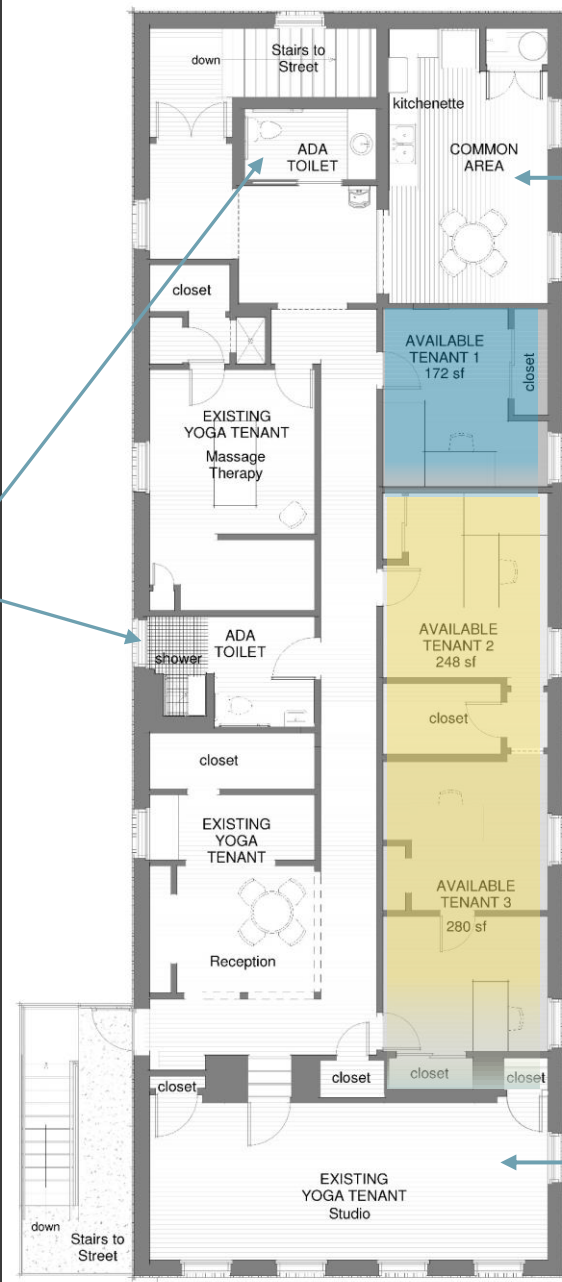
ZENner Yoga
Tenant - 3YR

Life Force Energy
Healing and
Therapy Tenant –
OCT '23

500 SF available
Q1 2024

2 ADA
Compliant
Restrooms
and Guest
Shower

Exterior Egress
Staircase
addition for
secondary
access of
tenants/clients



1 Common
Area
Kitchenette

9 Universal
Self-Control
HVAC
Climate Units
(purified air quality)

1905 Theatre
Stage only
remaining
useful historic
remnant as
Yoga Studio
reuse

NORTH MAIN STREET

Ground Floor Status

PH III

Highly visible exterior improvements

(Sept 2023- Feb 2024)

2,732 SF

The Grand Hall

Kitchen Utility Zone

1905 era two
tenants

- Post Office Origin
- Mercantile General Store

Significantly
deteriorated space
and electrical
hazards due to a
CENTURY of multi-
floor, altered uses
with numerous
points of water leak
damages to
The Grand Hall



Tenant Recruitment, Open House, and
Interviews tentative Q4 2023 – Q2 2024

Ground Floor ReUse

PH III

Highly visible exterior improvements

(Sept 2023- Feb 2024)

Utility Upgrades for
Capacity to Serve
Commercial Tenants

ADA Access ✨

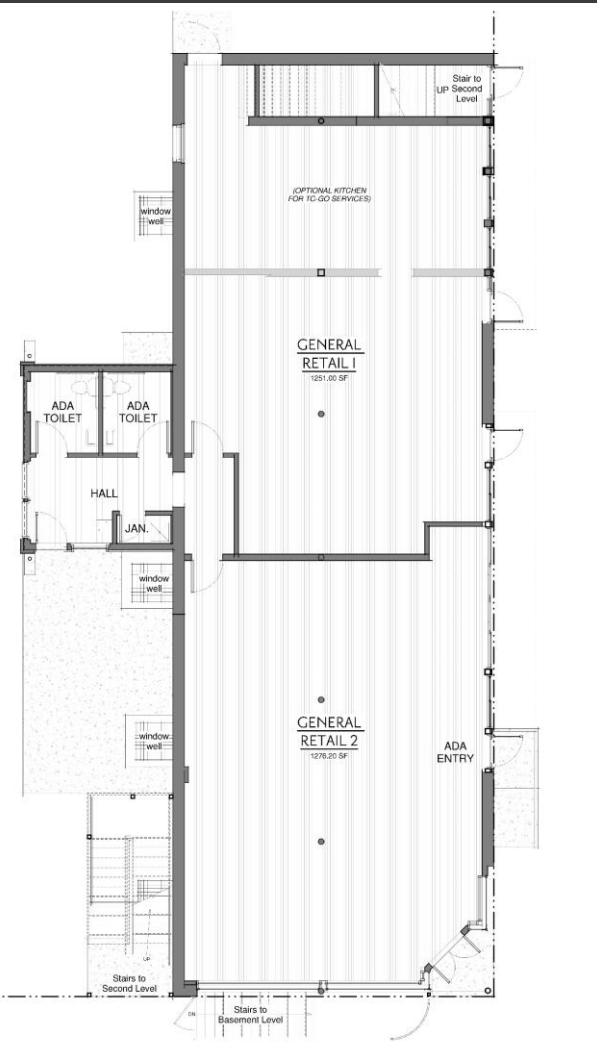
Slope Drainage,
Grading, Sidewalks
(north side parking lot)

Perimeter Public
Safety (lighting, fencing)

Exterior Bathroom
Addition Conformity

3-Level Fire
Suppression System

South Exterior Wall
New Storefront
(conformity with historic west
facing storefront)



Vision



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.

"Revitalize, Partner, and Fund with a Sense of Place for Development"

WWW.FURACO.ORG

Community Support

Small Businesses

Citizens must Patron, refer, and engage with new business to thrive for economic catalyst in the district urban renewal area revitalization

SHOP LOCAL and
grow organic small
business
investment



Enterprise Zone Community Contribution Program

Project eligibility with El Paso County and the State of CO Economic Development Commission

- Promote region heritage and unique assets
- Encourage Small Business entry and job creation
- Support District Revitalization

Terms and Conditions:

- State Income Tax Credits 25% monetary vs. 12.5% in-kind
- 5 Years Capital Campaign

Project Examples of Success:

- Manitou Arts Center
- Colorado Springs Chamber & EDC
- US Olympic & Paralympic Museum
- Venetucci Farms
- Pikes Peak Habitat for Humanity



Fall 2023 Application with Q1 2024 Designation; request City Council letter of support (LOS) with application

Purpose: Blight Remediation

(State of Colorado Statute 31-25-104)



Vision



- Tremmel Design Group, Architect
- Nunn Construction, General Contractor
- CliftonLarsonAllen, Fiscal Administrator
- Chair Aragon and Vice Chair McMaster, Authority Leadership