

Paul Aragon, FURA Chairman

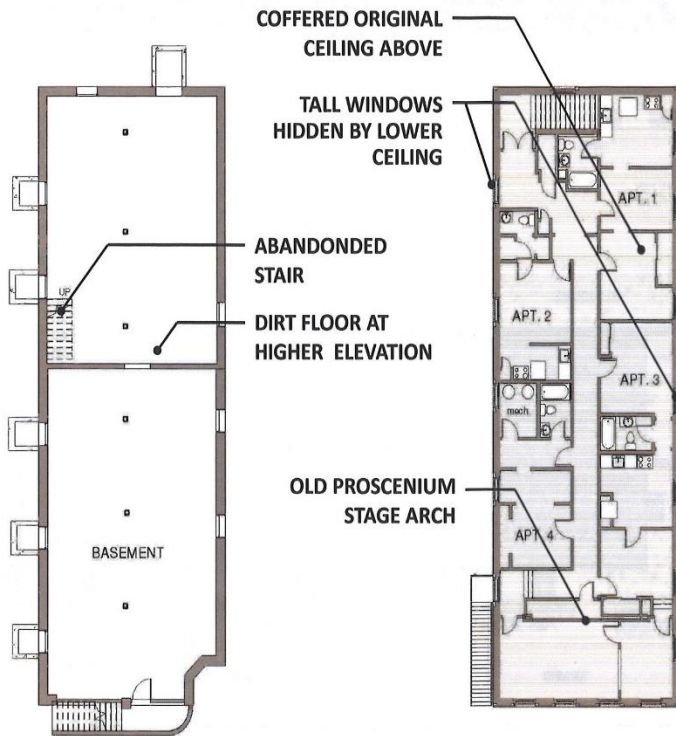
WOODMAN HALL

FOUNTAIN URBAN RENEWAL AUTHORITY

History

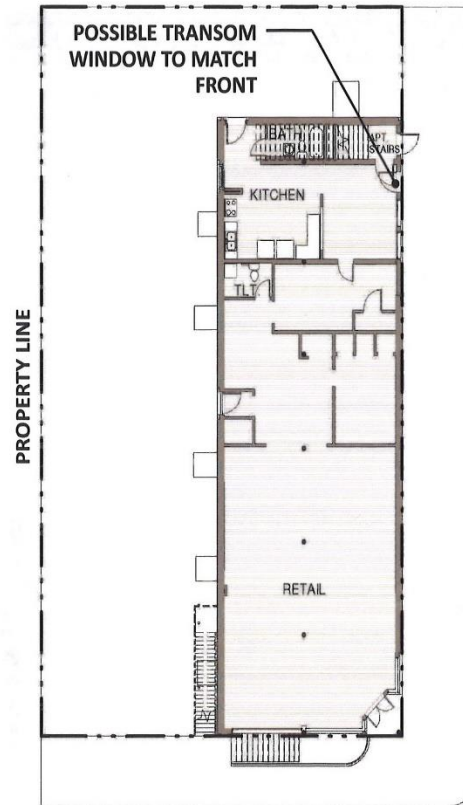
- Fall 2018 FURA purchased property
 - Town Center cornerstone property investment
- 1905 era building has three registered addresses
 - 102 N. Main (Grand Hall, ground floor)
 - 105 Ohio Avenue (ground floor rear)
 - 107 Ohio Avenue (2nd floor residences)
- December 2018 Open House w/ Community affiliates
- Summer 2019 Tremmel Design Architect hired
 - 9-12 month Structural and Historic Attributes Assessment
- December 2019 Public Brand and Historic Record Awareness
- Fall 2020 enhance Directional Signage and activate 1905 era Signage Blocks of the property

Existing Floorplans



EXISTING
BASEMENT PLAN

SCALE: 1/16" = 1'-0"



EXISTING
SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

EXISTING
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

Basement

2,733 SF
raw space with single
point of access

2nd Floor

2,762 SF
funky habitable space
deteriorated historic
presence

Ground Floor

2,732 SF
ill-configured rehab
carved up space
inhibiting building's
historic allure

Code Compliance / Public Safety

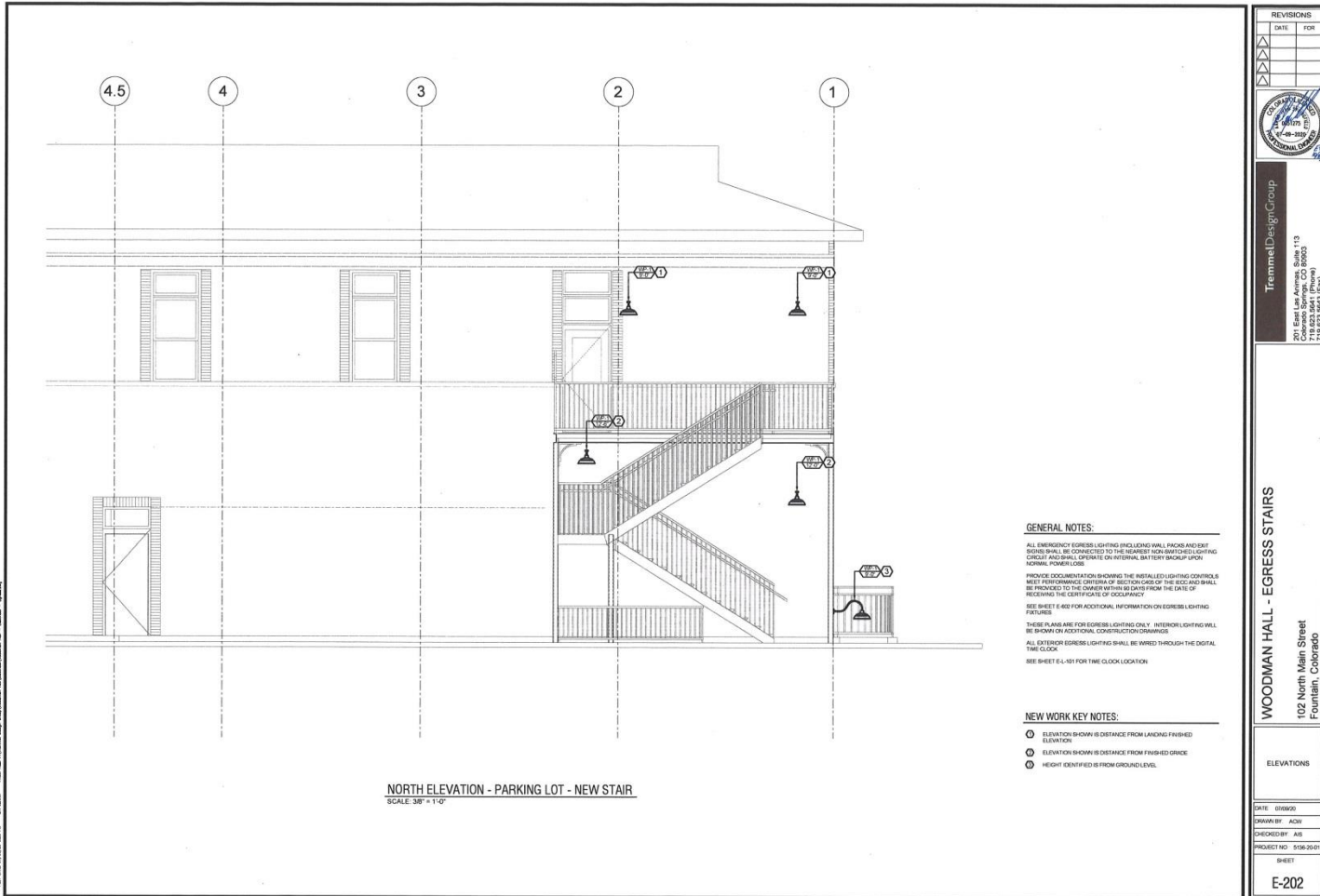
- ⦿ Through the decades of adaptive reuse and non-permitted upgrades, the property has significant safety investments to be addressed:
 - Multiple ADA Accessible Bathrooms (ground floor)
 - ADA Accessible Entryway, Parking, and Sidewalk (ground floor)
 - Networked Fire Suppression System
 - Per timing of 2nd floor overhaul and/or Basement activation
 - Fire Rated Construction Wall Buffers (all levels)
 - Dual Public Safety Exits based on New Occupancy (all levels)
 - Exterior Structural Fire Escape Upgrade (2nd Floor)

Investment Timeline

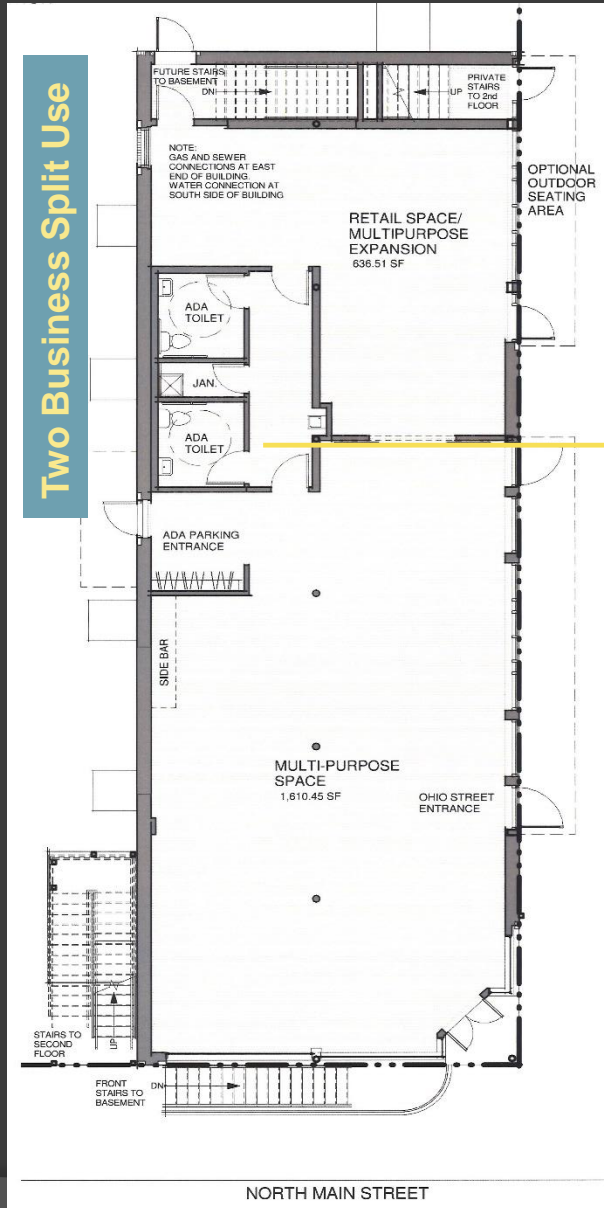
| | | | |
|------------------|--|--------------|-----------------------|
| Immediate | | | |
| 1-3 yr. | Exterior Structural Fire Escape Upgrade | Oct-Dec 2020 | 2 nd Floor |
| | Minor Interior Retrofit | Oct-Dec 2020 | 2 nd Floor |
| | Cost Shop Grand Hall Renovation | 2021 | Ground Floor |
| | Activate Business Tenancy | 2021-22 | Ground Floor |
| Planned | | | |
| 3-7 yr. | Business Tenancy Fulfillment | ongoing | Ground Floor |
| | Evaluate Best Use Functionality | ongoing | 2 nd Floor |
| Vision | | | |
| 7-10+ yr. | Basement Level Activation | ongoing | Basement |
| | Community “Sense of Place” thru successful programming | enduring | |

*Property investment and programming are **highly dependent** upon the Olde Town district's businesses development and community support which will be continually evaluated by the Authority.*

Exterior Structural Staircase Upgrade Public Safety Lighting



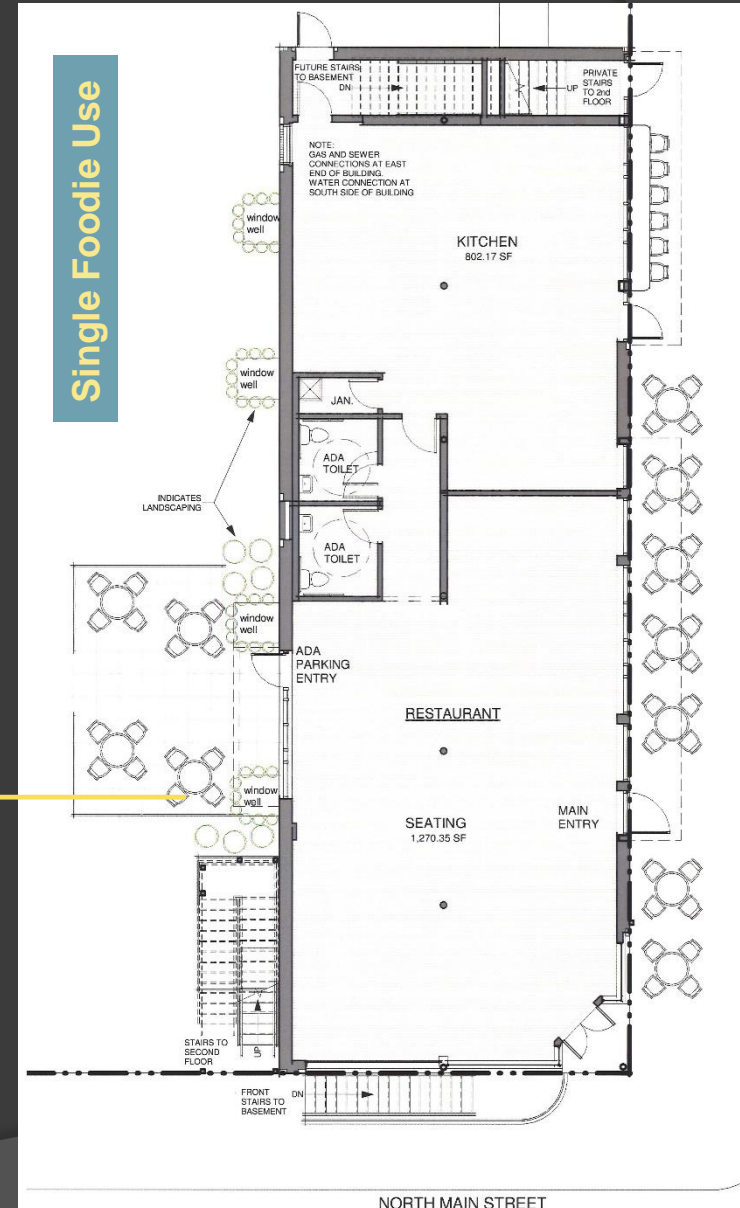
Conceptual Use – Ground Floor



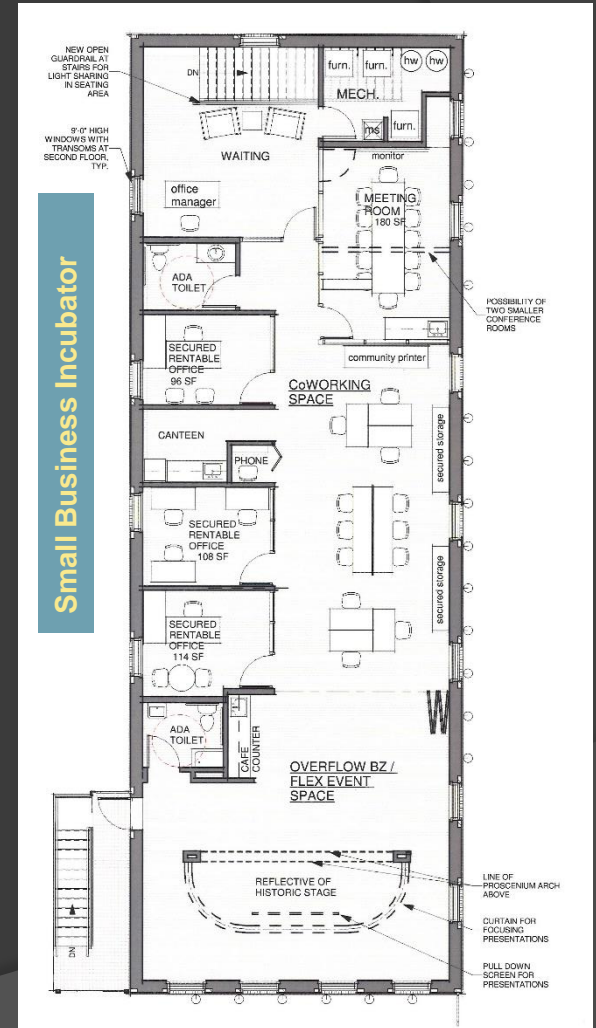
636 SF
Retail
Space

1610 SF
Flex
Space

Outdoor
space
adapts to
patio
dining
allowance



Conceptual Use – 2nd Floor



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"