

# FURA

## Fountain Urban Renewal Authority

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

2024 Annual Report

### URA Property Owned Assets

#### Woodman Hall, 1905 circa, 102 N. Main Street

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

The Authority has been steadily investing in property upgrades to its historic 1905 Woodman Hall asset on behalf of capital improvements geared towards an adaptive reuse for small business fulfillment. In the fall of 2024, the Authority completed PH III Ground Floor Improvements with Nunn Construction G.C.. These improvements were focused on activation of 1st floor commercial occupancy to include the following upgrades:

- New 3-Level Fire Suppression System (FSS) Installation
- Variance Approved Exterior ADA Complaint Restroom Addition
- ROW Revocable Permit for ADA Compliant Public ROW Access
- New South face “Ohio Avenue” Modular Storefront System
- ADA Compliant Curb-Street and Building Access Designation Areas
- 100% Perimeter Public Safety and Security Exterior Lighting
- Main Street Beautification Landscape
- Outdoor Privacy/Fence Storage; Vendor and Utility Station Areas

Today, four small businesses occupy the 2nd FL of the property as a health+ wellness practitioner services to the community. Effective December 2024, the 1st FL went under contract with Sonora’s Prime Carniceria and Taco Shop to occupy 100% of the ground floor with a grand opening of 2026. To learn more, please visit [Press Release](#) published online.

As of Q1 2024, the property earned a 5YR designation with the **El Paso County Enterprise Zone Community Contribution Program (EZ-CCP)** in regards to execution of the Woodman Hall historic property adaptive reuse mission for small business vitality. The property lies within the US85 URA and located at the epicenter of the downtown Olde Town district of the City of Fountain. Please visit [online](#), to learn more about the EZ-CCP initiative 2025-2030.

### US85 Pad Site

FURA owns a 1.14 Acre assembled shovel ready site with a rear service alley on the high-traffic HWY 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](http://www.FURACO.org) or contact **Westward Properties** at 719-301-9378 or [www.westwardprop.com](http://www.westwardprop.com).



Woodman Hall VISION



US85 Pad 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 tax-increment project capacity funding.*

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

## Urban Renewal Area (URA) Designations

**US85** original designation area per the Gateway Master Plan (era 2008-2033)

### **South Academy Highlands** (era 2014/2024)

The South Academy Highlands area consists of Phase I, II, III for commercial development. The remaining portion of the PH I URA, known as west-side pad, comprised of 5.63 acres proceeded ahead with final build out and welcomed three new retailers in mid-2024 . In addition, the last hotel parcel within PH I went under construction to develop its sister-hood Extended Stay flagship brand; these recent developments classifies PH I as 100% complete. PH II of South Academy Highlands (SAH) received an anchor retailer inquiry which started site planning review and infrastructure assessments in 2024. During this effort, a fifth URA district was established in July 2024, to be known as South Academy Highlands II URA. The new Plan area begins the 25YR clock on new tax-increment financing to support capital project funding initiatives and blight remediation efforts under infrastructure and public safety eligibility criteria via a City/FURA Cooperation Partnership Agreement. A remaining PH III SAH lies ahead for possible future development.

### **Bandley** (era 2015)

The stand-alone, privately owned SoCO RIC building is 60% occupied by a transportation/logistics operator and a remaining 49-acres land site is actively listed as available for future development. To learn more, please visit <http://www.furaco.org/ric.html>

### **Charter Oak** (era 2016)

The URA was established in support of the proposed Southern Colorado Dual-Service Rail Park 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. The site is privately owned and has been identified as a catalyst for commercial development and job creation under a public-private partnership (P3); to strengthen the military resiliency of Fort Carson. In 2024, the P3 submitted for a Federal Rail Administration CRISI Grant application for the design-build of the primary rail line spur to serve Fort Carson and supplemental spurs to serve pad sites for manufacturers. To learn about updates on the regional legacy initiative, please visit <http://www.furaco.org/rsbp.html>

## Placemaking

### **Co-Sponsor of the City's Wayfinding Signage Strategic Plan Initiative** (US85 URA)

In Q1 2024, the City of Fountain authorized a new strategic objective to design a Wayfinding Signage System Plan (WSSP) on behalf of business development and enhance public safety and districts' connectivity. The project designation area include 5 business districts along the US85 URA. As such, the Authority served as a co-sponsor with the City as project lead to derive a Master Plan with final recommendations, a phased-in implementation schedule, and overall budget/grant forecasts. This item has a final deliverable deadline of Q2 2025. To learn more, please visit [online](#) City Olde Town district revitalization.

---

To learn more about FURA initiatives, URA district maps, and project interests, please visit the Authority's website [www.FURACO.org](http://www.FURACO.org)

#### **Contact Info:**

Fountain Urban Renewal Authority  
116 S. Main Street  
Attn: Executive Director  
Fountain, CO 80817  
719-322-2056

# 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 Museum and Historic Society
- Pikes Peak Regional Building Department
- El Paso County
- State of Colorado EDC and Historic Preservation and DOLA agencies
- Brownstein Hyatt Farber Schreck (BHFS), Esq.
- Paul Beneditti, Esq.
- CliftonLarsonAllen
- 5Star and UMB Bank
- Anderson Analytics, LLC
- Nunn Construction G.C.
- Tremmel Design Architect
- Westward Properties Broker

*Without their supportive efforts, success would not be possible.*

Board Members: Paul Aragon (chair), Bill McMaster (vice-chair), Nicole Reinhardt, Leslie Louzon-Keller, Jennifer Herzberg, Logan Broz, Dixie Snyder ; Kimberly Bailey (Executive Director) ; Nate Shull (Administrative Associate)

Founded: 2008