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Town of Pagosa Springs
Planning Department

Date: June 07, 2019

To: Brian Lutenegger, Smart Growth America

Re: Final Progress Report

Hello Brian,

Following is our final progress report regarding the recommendation categories contained in your 2017 Smart Growth report.

1. *Invest in the redevelopment of the Adobe site as a catalyst that recognizes downtown as the heart of the community:*
 - a. The Adobe condo owner's association has been searching for a buyer for the property.
 - b. This property is within the designated federal Opportunity Zone, and is currently being included into a prospectus to attract potential investors.
 - c. The Town has discussed including the adjacent town owned property for a more beneficial redevelopment of the Adobe site based on negotiations for potential opportunities within the redevelopment that may include for example; subsidized artist space, public parking, workforce housing and other community amenities as part of such an arrangement.
 - d. In the meantime, the Town has secured an agreement to utilize the existing paved parking on the site for additional temporary public parking for the downtown district, until a redevelopment occurs.
2. *Create a walkable mixed-use development on the Springs Partners site including amenities for both residents and visitors:*
 - a. The neighboring Springs Resort property has a new owner as of April 2018. This new owner has been fully engaged and working with the Springs Partners property owner (also new since 2017) to establish a development plan. They have commissioned Tres Birds Workshop located in Denver, a very creative design firm, to proceed with such development plans. The first phase development applications are expected to be received within the next four months with construction beginning in early 2020. The development is proposed as mixed use with a pedestrian focus and gathering center around the hot springs mother pool.
There appears to be an opportunity to widen the Hot Springs Blvd bridge instead of constructing a new bridge at 5th street, in-which the bridge connecting road would have gone through the middle of this development.
Town Council will be considering the creation of an Urban Renewal Authority and TIF program for this development during 2019.
3. *Invest in techniques to encourage placemaking and streetscaping in downtown – including taking*

5. *Market the town's amenities and lifestyle to bring new residents, economic opportunity, and visitors to town:*
 - a. We are currently preparing an Opportunity Zone prospectus to attract investors to invest and develop properties within the zone. We hope to also target workforce housing developers to help provide workforce housing inventory.
 - b. The Town Council have recently met with Downtown business owners in April 2019 in an effort to open dialog regarding business needs and to discuss the opportunity to jointly fund an Economic Development Director, independent of the local government.
 - c. Recently completed "Blueprint 2.0" an economic development report titled "Growing Your Outdoor Recreation Industry", in conjunction with the Colorado Department of Economic Development and International Trade, (OEDIT). The report focused on the attraction of compatible outdoor recreation businesses and potential locations for a business campus.
6. *Invest in broadband Internet access to attract both new residents and new types of Businesses:*
 - a. The Community Development Corporation (CDC) has developed a plan or deploying broadband the entire community. The plan sets timelines, identifies partners, outlines a financially feasible approach and identifies [potential types of businesses. The Town and County have both budgeted \$50,000 (\$100,000 total) in 2019 to help push the effort forward. Funding has been used to hire a part time Broadband coordinator position.
 - b. The Town will be considering "share the trench" and "dig once" regulations to support the placement of conduit for future fiber pulls.
 - c. CDOT has plans to install fiber from the Top of Wolf Creek Pass west towards Pagosa. This new line will help provide future redundancy opportunities for our local broadband network.
7. *Look for opportunities to increase affordable housing within and connected to downtown - including for Millennials and an aging population:*
 - a. The Town has recently rezoned County Owned property to accommodate a 40-unit work force housing LITHC project proposed by the Archuleta County Housing Authority. Archuleta County has donated a lease of 2.5 acres for the project.
 - b. The Town has decided to partially fund a local nonprofit to assist with developing and administering a workforce housing program.
 - c. The Town is planning on creating a Housing Collaborative in 2019, an advisory group with participation from all regional housing organizations, as a means to identify gaps and provide additional capacity to existing organizations to better serve our community.
 - d. Town Council recently accepted the "Road Map to Affordable Housing 2019-2025" a housing plan for the community. The plan identifies numerous types of housing options to meet the needs of our diverse community needs.
 - e. Town Council is considering providing an additional Planning Department staff member to ensure results for creating and managing housing options.
8. *Work to coordinate Town of Pagosa Springs and Archuleta County services and policies wherever possible:*
 - a. The Town Council and County Commissioners conduct monthly Joint Work sessions as a means to coordinate efforts and work together for the benefit our entire community. They have and will continue to develop shared goals, policies and practices. The last year and a half they have been working jointly on Early Childcare, work force Housing and Broadband as shared and joint priority goals.
 - b. The Town and County have adopted the 2015 Building Codes. This will ensure our entire development community is working with one common code.

bridge. Phase grant funding was awarded and the project will begin in June 2019. Phase one of the adjacent historic Water Works plant has been completed. Phase expected to occur in 2020-2021.

- e. The Town has conducted a parks and recreation survey that will help guide the master planning efforts for two new river side parks: Cottons Hole and Yamaguchi South. We have completed an inventory of our parks and associated amenities that will help guide public discussions on the master plans. An application for a Park Master Planning grant has been submitted with hopes of beginning the public master planning process in 2019.
- f. We have recently submitted a GOCO grant concept paper for the Trail Connect Initiative, offering up to \$2 million for trail projects, however, we were not invited to apply for the grant funding. The positive outcome is that the grant opportunity re-engaged property owners for the needed trail easements in which staff will take the opportunity to secure easements in preparation for future grant opportunities.

Please contact me with any questions.

Thank You, Respectfully,



James Dickhoff, AICP

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