



551 Hot Springs Boulevard
Post Office Box 1859
Pagosa Springs, CO 81147
P: 970.264.4151
F: 970.264.4634

Town of Pagosa Springs
Planning Department

Date: December 07, 2017
To: Brian Lutenegger, Smart Growth America
Re: First Progress Report

Hello Brian,

We would like to again Thank John, Chris yourself, for the Smart Growth 101 and Financial Analysis performed in 2017. We are looking forward to utilizing your recommended next steps.

Following is our first progress report regarding the recommendation categories contained in the 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 have just recently decided not to rebuild and the place the property on the market for sale.
 - b. Town staff will continue to be in frequent contact with the property owner association to help identify potential and facilitate redevelopment opportunities.
 - c. Utilizing the Town owned property for the redevelopment may have some opportunities to secure artist space, housing and other community amenities as part of such an arrangement.
 - c. In the meantime, the Town has secured an agreement to utilize the paved parking on the site for public parking, until a redevelopment occurs.

2. *Create a walkable mixed-use development on the Springs Partners site including amenities for both residents and visitors:*
 - a. Town staff is actively working with the property owners for the considered first phase and have discussed renegotiating the terms of the vested rights agreement to ensure the 5th Street vehicular bridge can be accommodated in the future, potentially with the Town only funding the bridge itself and the developer constructing the connecting road.
 - b. The developer intends to begin phase one in 2018.

3. *Invest in techniques to encourage placemaking and streetscaping in downtown – including taking advantage of the Highway 160 redevelopment project – to establish a more cohesive sense of place:*

- a. The CDOT Main Street Reconstruction project preliminary planning is scheduled to begin in early 2018. The Town is working with CDOT to accommodate the timing of a public input process prior to engineering work being commenced. Although there is only design funds available now, CDOT intends to have the shelf ready plan prepared for when construction funding becomes available.
- b. New scenic Overlook structure will be completed in December 2017. The structure replaces an old deck structure which overlooks the San Juan River and Hot Springs Resort in downtown. The new structure provides is in a highly visible location that will help draw interest for vehicular traffic to stop. We feel if we can get passerby traffic to stop here, we will capture their interest to visit and learn more about Pagosa. This is a great location for interpretive and informational signage that will occur later.
- c. Prior to the full investment of the main street reconstruction, upgraded pedestrian crossing facilities are being investigated. Town Council have budgeted 2018 funds for improvements. This includes two new pedestrian crosswalk locations, Bakery and First Street, to help reduce jaywalking.
- d. The Town Planning Department is working with the newly formed Arts Council (formed as a result of a Town hosted “Arts in Our Community “public meeting in February 2017) to engage the artist community and develop a public art policy and plan for Town Council’s consideration.
- c. Continued implementation of the Town’s adopted 2008 Wayfinding and Streetscape plan will continue for installation of benches, trash/recycling receptacles, wayfinding signage, street lighting, seasonal banners, ect..
- e. Though the Town has not yet developed an official “complete streets program” the Town has thus far been including non-motorized transportation infrastructure improvements specific to our community needs as infrastructure improvement projects occur. WE will be working with CDOT for the same during the Main Street reconstruction project. The Town will be working with stakeholders in the first quarter of 2018 to develop a comprehensive trail and bike route map that will help identify best routes and connectivity opportunities.
- f. Repainting pedestrian crossing marking twice a year instead of just once at cortical intersections/crossing has been discussed internally.

4. *Develop a sense of place in uptown:*

- a. Though we have not started this effort, we will be working with stakeholders/property owners to improvements to the traffic and pedestrian flow around North Pagosa Blvd, and especially with the Country Center shopping center interface. We believe this will help spur the larger place making discussion for uptown.

5. *Market the town’s amenities and lifestyle to bring new residents, economic opportunity, and visitors to town:*

- a. The Chamber of Commerce and Tourism Department annually discuss marketing strategies. They both have received the final Smart Growth report and will consider SG

recommendations in their future marketing endeavors.

6. *Invest in broadband Internet access to attract both new residents and new types of Businesses:*

- a. The Community Development Corporation (CDC) is jointly funded by the Town and County, who have all prioritized Broadband infrastructure improvements. The Town and County have both budgeted \$50,000 (\$100,000) total in 2018 to help push the effort forward. The CDC have engaged and have been working with local providers to identify how best to provide quality high-speed service community wide.

7. *Look for opportunities to increase affordable housing within and connected to downtown - including for Millennials and an aging population:*

- a. The Town and County jointly funded a Housing Needs Assessment which has just been completed.
- b. The Town applied for and was awarded a grant to attend the Community Builders Housing Institute workshop in Glenwood Springs, Co in October 2017. The workshop allowed us to bring 9 representatives from our community, representing a broad range of affiliation including: County Commissioner and Administrator, Town Trustee and manager, Town Planner, developer, financial institution and CDC. This extensive workshop resulted in the workgroup formulating aggressive but realistic recommended next steps that have been included as an addendum to the recently completed Housing Needs Assessment. Both boards will consider adopting the assessment in December 2017.
- c. Both the County and Town have prioritized Housing and have both budgeted \$50,000 (\$100,000 total) in 2018 to help push this very important issues forward.

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 they have been working jointly on Early Childcare, Housing and Broadband as shared priority Goals.
- b. The Town has adopted the 2015 Building Codes and the County will consider adopting in January 2018. This ensure our entire development community is working with one common code.

9. *Adopt a Complete Streets Policy and Implementation Strategy:*

- a. In 2018 the Town will embark on revising the Land Use Development Code for consistency with the new 2018 Comprehensive Plan (Comp Plan update in final process and will be consider for adoption in February 2018). It is intended that a full review of the street design standards will be conducted that will take into account all uses in the design process. The LUDC revision process will invite community

stakeholders to comment on specifics and needs throughout the process.

10. *Create an implementation committee to move these recommendations forward:*

- a. incorporating specific recommendations into current efforts conducted by established boards and committees may end up being a better approach than creating yet another committee. The existing committee and boards could then report back on their efforts and success. We will be looking into this during the first quarter of 2018.

11. *Additional recent successes to note:*

- A. As a means to formalize a long-standing swimming hole and gathering area along the San Juan River, the Town has negotiated and has pending contracts for purchasing private properties to formalize the Cotton Hole area as an official Public Park. A few more properties will be needed and those will be pursued in 2018. The public will be engaged to identify how best to improve the park area.
- B. The Town assisted the San Juan Water Conservancy District in writing a grant to attend a Sonoran Institute Growing Water Smart workshop. The awarded grant allowed 7 members of the community to attend an extensive three-day workshop. The results are a developing coordinated effort among community stakeholder entities to work together on future growth and water needs projections. Currently, it is anticipated we may have a water supply gap y 2025.
- C. Our Comprehensive Plan update is expected to be adopted in February 2018.

Please contact me with any questions.

Thank You, Respectfully,


James Dickhoff
Town of Pagosa Springs
Planning Department Director
Po Box 1859
551 Hot Springs Blvd.
Pagosa Springs, Co. 81147
970-264-4151 x225

jdickhoff@pagosasprings.co.gov