



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: May 21, 2018

To: Brian Lutenecker, Smart Growth America

Re: Second Progress Report

Hello Brian,

Following is our second progress report regarding the recommendation categories contained in our 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. Town staff will continue to be in frequent contact with the property owner association to help identify potential and facilitate redevelopment opportunities.
  - 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 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. The first phase of this project has been delayed as the property partners structure a buy-out deal to one of the partners. Town staff will continue to actively work with the future sole property owner for the considered first phase, and have discussed renegotiating the terms of the vested rights agreement to ensure the 5<sup>th</sup> Street vehicular bridge can be accommodated in the future, potentially with the Town only funding the bridge itself and the developer constructing the connecting roadways.
  - b. The new owner intends to begin planning 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 has begun with preliminary plans to be completed by December 2018, to have a shelf ready project when funding becomes available. The Town has recently struck a deal with CDOT to allow and jointly fund a public corridor visioning planning process to be included in the preliminary design process. Public input meetings are expected to occur in the next few months to identify preferred

amenities and improvements along the Downtown corridor.

- b. New scenic Overlook deck structure along the Hwy in the heart of downtown has been completed and overlooks the San Juan River and Hot Springs Resort in downtown. The new structure is in a highly visible location that will help draw the interest of pass through vehicular traffic to stop in Pagosa Springs. Interpretive and informational signage is being considered for installation at a later date.
- c. Town is installing pedestrian crossing safety improvements in downtown prior to the full investment of the main street reconstruction project mentioned above. We are installing two trial pedestrian flag programs at two crosswalks, installing two speed reader signs and installing center line crosswalk signs at all non-signalized crosswalks.
- d. The Town Planning Department continues to be the Town liaison to the newly formed is Arts Council (formed as a result of a Town hosted "Arts in Our Community" public meeting in February 2017). The group is very organized and very interested in pursuing approval to form an Arts Advisory Board to Town Council. The Planning Department has asked for their assistance in creating a public art program and policy for the community.
- e. Continued implementation of the Town's adopted 2008 Wayfinding and Streetscape plan for installation of benches, trash/recycling receptacles, wayfinding signage, street lighting, seasonal banners, ect..
- f. 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 2018 to develop a comprehensive trail and bike route map that will help identify best routes and connectivity opportunities.
- g. A request to repaint pedestrian crossing markings twice a year instead of just once a year, at critical intersections/crossings, has been accepted by the public works department.
- h. the Historic reservation Board has conducted an on-site discussion regarding potential future repurposing of the historic designated Water Works facility, which envisions a natural gathering area along main street, overlooking the San Juan River at the history museum. Two more public input sessions are scheduled for continuing the conversation.

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

- a. Though we have not started this effort, we will be working with stakeholders/property owners for improvements to the traffic and pedestrian flow along 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. The road improvement discussion is planned with the next 3 months.

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

- a. A recent presentation from the Community Development Corporation and the Tourism Director along with the state office of economic development initiated a discussion on how to attract economic development. This discussion is anticipated to continue for the creation of a more concise economic development message targeting specific businesses that fit with Pagosa Springs.

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. The CDC feels they are really close on some breakthroughs.

- b. The Town will be considering “share the trench” and “dig once” regulations to support the placement of conduit for future fiber pulls.

7. *Look for opportunities to increase affordable housing within and connected to downtown*

*- including for Millennials and an aging population:*

- a. A Housing Advisory Committee (HAC) was formed to help initiate preliminary efforts.
- b. With the completion of the Town and County jointly funded Housing Needs Assessment an RFP has been advertised for the creation of a housing organization that can spearhead the creation of a community housing program, monitor deed restrictions and seek housing development opportunities. It is expected the new housing organization will be on board before mid-2018.
- c. The Town applied and has been awarded an additional Community Builders technical assistance grant to assist with the creation of the community housing program and help steer the initial efforts of the new housing organization.
- d. 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. A good portion of these funds will be utilized by the to be awarded housing organization.
- e. Additionally, the Town Planning Department has two developers interested in building multifamily developments. We are assisting with defining the processes needed for such development and working on site specific design considerations.

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, Housing and Broadband as shared priority Goals.
- b. The Town has adopted the 2015 Building Codes and the County will consider adopting in mid-2018. This will 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 adopted April 19, 18). 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. Existing committees and boards could then report back on their efforts and success.

11. *Additional recent successes to note:*

- A. As a means to formalize a historic swimming hole and gathering area along the San Juan River, the Town has purchased private properties to formalize the Cottons Hole area as an official Public Park. The public will be engaged to identify how best to improve this park area. The Town has been recently preliminarily approved for a large \$400,000 trails grant for the continuation of the San Juan River walk through town, that crosses through the Cottons Hole 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 workshop resulted in the creation of the Growing Water Smart workgroup with representation from 6 organizations: Archuleta County, Pagosa Area Water and Sanitation District, The San Juan Water Conservancy District, Pagosa Lakes Property Owners Association, the Fire District and the Town. The workgroup has received permission from all 6 organizations to work together in the research of available data and growth projections for our community, with the intent of bringing back recommendations regarding all 6 organizations to agree to use the same base line projections for their respective planning efforts and improvement projects. A recent presentation from the State demographer assisted the work group in understanding the data and projection assumptions.
- C. Our Comprehensive Plan update was adopted on April 19, 2018. The smart growth report was referenced to in the new updated plan.
- D. The Town completed the first of two phases, restoring the historic Rumbaugh Creek stone arch bridge, and has applied for grant funding for phase two. The adjacent historic Water Works plant is expected to be restored in late 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](mailto:jdickhoff@pagosasprings.co.gov)