

Saguache Downtown Revitalization Project

Action Plan

Developed By

ScSEED & Town of Saguache
And

Saguache Downtown Revitalization Partnership Planning Committee

Sub-Committees: Economic Vitality & Tourism
Historic & Cultural Preservation
Physical Changes

Executive Summary

The Saguache Downtown Revitalization Partnership (SDRP) Planning Committee has concluded six months of effort to provide the Saguache Town Trustees a draft Action Plan aimed at reestablishing Saguache as a vibrant and healthy community to live, visit, and work.

The overarching theme that has surfaced at the core of SDRP planning efforts has been the unanimous need to focus on creating an attractive and welcoming community here in Saguache; a community that provides residents and visitors alike with opportunities for employment, recreation, sight-seeing, shopping, and relaxation. The vision revolves around presenting a community that shows pride in its past, present, and future. You will find goals, objectives, and dozens of action items in the following Action Plan Recommendations all aimed at this overall theme.

Three key pillars for the success are identified in the Plan. The first pillar, the restoration and renovation of historic 4th Street, is most directly related to the overarching theme. The second is the establishment of the Town of Saguache as a Certified Local Government (CLG). The third is the rebirth of the Saguache Chamber of Commerce. The SDRP Planning Committee strongly believes that these three pillars provide the basis for the overall public/private partnership necessary to achieve success.

There was a strong belief resonating through the majority of participants of the SDRP Planning committee, that the restoration of 4th Street would have the greatest impact in the shortest amount of time. Fourth Street is blessed with a number of historical assets and inherent charm. The Committee believes that a rapid revitalization of 4th Street would serve as a magnet for visitors and new business. Completing this effort as the first phase of Downtown Revitalization would provide a strong and sustainable platform for expanding and implementing the many other objectives identified in the plan and would set the standard for things to come.

Establishing Saguache as a Certified Local Government opens the doors to a significant amount of federal funding for the preservation and restoration of historic properties within the community. It would provide a means to sustain much of the work accomplished after the 4th Street renovation is completed.

Restoration of our town's historic assets has been identified time and again as the key to reinvigorating the town and bringing back the ambience and charm that was so inherent in the heart and soul of Saguache. Establishing Saguache as a CLG is a great enabler to getting this done. In order to accomplish this, the Town Trustees will need to establish new ordinances according to the federal guidelines provided by the State Historic Preservation Office and the National Park Service. The use of CLG status combined with other known grant funding vehicles will provide a long term and sustainable funding source for rejuvenation and maintenance of the many historic assets within Saguache. This lack of funding to maintain the appearance and functionality of the assets has been instrumental in the degradation of the current historic infrastructure.

Recognizing that private business and entrepreneurship is vital to economic growth, the SDRP Planning Committee is seeking to reinvigorate the former Saguache Chamber of Commerce. This will in effect create a community of business leaders and entrepreneurs to lead the private investment and growth in the community. An active Chamber, inclusive of all the key businesses in town, is essential to create a collective business consciousness that can work together for the greater good of all business growth and direction in Town. A unified Chamber will provide a single voice to the Town citizens and leaders on the concerns, vision, and resources that can be brought to bear collectively in order to promote economic development. A Chamber that is tightly coupled to the town leadership and its strategic economic development direction will create a level of community and energy that will form a critical bond and cooperation in civic opportunity and growth.

The SDRP Planning Committee recognizes that the success of the Saguache Downtown Revitalization rests on the shoulders of many. This includes the town leaders represented by the Town Trustees, the town businesses, volunteer support, and the citizens themselves. As representatives of the community and thus the enablers to progressive changes in the town of Saguache, the support of the Town Trustees will be instrumental to the success of these future efforts. Through the collective efforts of many the following details are offered as ideas and suggestions for achieving a future with opportunity and pride for the town. The public/private partnership described in the following pages is only the beginning. The SDRP Planning Committee is seeking the support and commitment from the Town Trustees to enable needed ordinances, provide additional resources when possible, provide leadership in the promotion and direction of this plan, and join hands with the business community to create a new and vibrant town that will rise from the ashes of old to shine again as the proud county seat of Saguache.

Economic Vitality & Tourism

Key Strategic Topic: Develop a vibrant town economy that creates job opportunities suited to the local labor pool and expands and diversifies the tax base; accomplished through supporting small business development, expansion and retention and attracting new business investments that meet the desired town economic, social and environmental goals and objectives.

Goal # 1- To promote a positive and unique town identity that positions Saguache as a tourist and business-friendly community with an excellent quality of life.

Objective #1: Re-establish the Saguache Chamber of Commerce.

Resources: <http://www.pluggingtheleaks.org/>
<http://www.uschamber.com/default>
<http://www.chamberofcommerce.com>
<http://www.officialusa.com/stateguides/chambers/colorado.html>
<http://www.downtowncoloradoinc.org>
Margaret Finnerty, mbyorktown@yahoo.com
Saguache County Tourism Council
Saguache County Business Association (SCBA)
SLV Development Resource Group

Champion/Follow Through: Kim Smoyer, ScSEED, 655-0104 development@scseed.org
Sharon Ray, 580-5822, coffeegirl@miragetrading.com
Laura Archuleta, 655-6551, larchuleta@centurytel.net
Caroline Irwin, 850-0051, irwin2007@centurytel.net
Teri Rill, 655-2843, teririll@centurytel.net

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Economic Vitality & Tourism sub-committee has set this objective as their highest priority.

Action Steps:

1. Contact Margaret Finnerty to obtain the historical information about the Chamber and its membership. Contact past members to notify them that the Chamber may be re-established and invite them to participate in a planning meeting.
2. Convene a meeting of those interested in re-establishing the Chamber. At the meeting discuss the following possible projects:

- Identify the Saguache attributes that have a potential to attract tourists including outdoor activities, entertainment events, and community festivals and other events. Use data collected throughout the SDRP including two public opinion surveys.
 - Identify the short term and long term potential target tourist markets by demographics (age groups of potential customers) and by type of tourism and/or other grouping.
 - Develop a conceptual positive and unique image, or impression, of the Town of Saguache such that the image distinguishes the town from other towns in Colorado and which reflects a tourist friendly community with many local tourist attractions and a superior quality of life. The resulting image would be used for advertising and in general marketing the town and region tourist attractions.
 - Implement a preliminary advertising/marketing program using two channels of communication, e. g., install signage (with messages on both sides) in each of the gateways (incoming from both directions of Highway 285 and incoming from Highway 114) and develop a preliminary website (either through the Town of Saguache or perhaps the Chamber itself). (Coordinate with the Historic & Cultural Preservation & Physical Changes sub-committees to incorporate these ideas into the physical improvements visioning process)
 - Implement a complete professional advertising/marketing program using multi-channels of communication and promotional campaigns.
 - Develop a comprehensive business directory with detailed information about goods and services in and around Saguache; and disseminate this information to the public. Coordinate with the Physical Changes sub-committee (Goal #1 Objective #2) to incorporate the physical inventory outcomes.
 - Develop a “buy local” promotional campaign which educates the general public and citizens about the economic benefits of keeping resources in our community.
3. Determine the interest and future steps in re-establishing the Chamber. Elect officers and establish a strategic plan for the future of the organization.

Goal # 2- Improve existing and establish new facilities to enhance the lives of citizens living in Saguache and attract tourists to the community.

Objective #1: Create a Saguache town “plaza” and visitors center.

This concept would involve utilizing a vacant lot on 4th Street and creating an information or visitor’s center or community plaza. This could be a green space that might include a kiosk with information about the Town of Saguache including a listing of the area businesses and their locations; a covered site to house location information brochures or pamphlets; public restroom facilities, benches, etc.

Resources: <http://www.pluggingtheleaks.org/>
<http://www.dola.state.co.us/>
<http://www.downtowncoloradoinc.org>
<http://www.dola.colorado.gov/dlg/osg/resources.htm>
<http://www.dola.colorado.gov/dlg/osg/docs/capitalimprovements.pdf>
http://www.city.whiterock.bc.ca/upload_pdf/Planning/TownCentreDesignGuidelines.pdf
 Saguache Planning Commission
 SLV Development Resource Group

Champion/Follow Through: Kim Smoyer, ScSEED, 655-0104 development@scseed.org

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Economic Vitality & Tourism sub-committee has set this objective as their second highest priority.

Action Steps:

1. Work with the Visioning Committee (see Goal #2 from the Physical Changes sub-committee) to design a town plaza or visitor's center concept on vacant property on 4th Street. Develop the concept for a town plaza or visitor's center into the physical changes and improvements proposed through the visioning process.

Objective # 2: Enhance and expand the entertainment, recreation and town festival events using a seasonal focus and year-round approach; establish Saguache as an event destination community and preferred rest-stop for travelers.

Resources: <http://www.pluggingtheleaks.org/>
<http://www.downtowncoloradoinc.org>
<http://www.coarts.state.co.us/programs/economic/downtown/index.htm>
<http://www.colorado.com/>
<http://www.colorado.gov/cs/Satellite/CO-Portal/CXP/Page/1174084099735/1165693060239>
<http://www.oldspanishtrail.org>
Saguache County Tourism Council
Town of Saguache Recreation Board
SLV Development Resource Group

Champion/Follow Through: Kim Smoyer, ScSEED, 655-0104 development@scseed.org
Caroline Irwin, 850-0051, irwin2007@centurytel.net

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Economic Vitality & Tourism sub-committee has set this objective as their third highest priority.

Action Steps:

1. Establish an inventory of current annual and/or seasonal events in the Town of Saguache. From this list brainstorm additional ideas for events and entertainment.
2. Meet with the Town of Saguache Recreation Board, Tourism Council and Chamber to obtain a clear understanding of each of their roles in the community. Discuss ways in which to enhance and expand existing efforts without taxing any of these entities (either establish a separate entity to carry-out additional events or ask about expanding the role or by increasing membership in these other entities).
3. Focus on community assets including arts, recreation and historic preservation. Build events and festivals around these focus areas including the following:
Recreation & Physical Beauty:
 - Majestic Sangre de Cristo and San Juan mountains; Penitente Canyon, etc.

- Sun rises and sunsets, especially the “blood of Christ” over the Sangre de Cristo mountains
- The cumulus clouds formation over the mountains and the valley floor
- The moon hanging over the mountain peaks where it appears like you can reach up and touch it
- The planetarium of stars on a clear summer night
- The streams with clear running water that flow through the many meadows
- Wildlife, elk, deer, antelope, coyotes and other
- Birds, especially bird for which the Valley is their migratory path, e.g. Sandhill Crane
- Close proximity to state and federal public lands.
- Recreation industries including: hunting, fishing, rock climbing, mountain climbing, paragliding, cross-country skiing, snow-shoeing, snow mobiling, jeep touring, ATVing, motorcycling, etc.

Historical & Cultural Preservation:

- The intersection of three cultures, Spanish, Indian, and Anglo
- The exploration of the Valley by Spanish explorers
- The Spanish Trail passed through Saguache
- The Spanish families that first came to and settled in the Saguache area
- The later pioneers that settled in the area
- The cattle and sheep ranches around Saguache
- The already-established Historic Walking Tour (Cecil Hall)
- Vintage downtown buildings – 1800s & 1900s architecture
- The Saguache County Museum, Hazard House, and other sites on the Nation and State Register of Historic Places.

Arts & Entertainment:

- Several potters, painters, sculptors, etc. in the Town
- Existing theater – possible future amphitheater
- Existing green spaces and parks
- Community center – dance hall
- Gallery spaces
- Established antiques dealers

Location and impressions of Saguache:

- The strangeness and uniqueness of the name, Saguache
- The crossroads to the “Water at the Blue Earth”
- The gateway to the San Luis Valley
- An Oasis in the desert of the San Luis Valley

4. Work with Chamber or Town website to market Saguache as a destination town by promoting and educating the public to the events, festivals, and entertainment options available. Create a community calendar which will give detailed information about these activities and events and links to other community resources (hotel, lodging, RV & camping, restaurants, etc.)

Goal # 3- Attract businesses to 4th Street, the Saguache Business District and the greater Saguache area.

Objective #1: Create a business incubator and support system for new and existing businesses.

Resources: <http://www.coloradosbdc.org/>
<http://www.pluggingtheleaks.org/>
<http://www.sba.gov/aboutsba/sbaprograms/sbdc/index.html>
<http://www.coloradosbdc.com/>
http://www.coloradosbdc.com/?p=south_central_colorado
<http://www.sos.state.co.us/pubs/business/main.htm>
<http://www.colorado.gov/cs/Satellite/OEDIT/OEDIT/1154721645662>
<http://www.colorado.gov/cs/Satellite/OEDIT/OEDIT/1162927366334>
Saguache County Business Association (SCBA)
SLV Development Resource Group

Champion/Follow Through: Kim Smoyer, ScSEED, 655-0104 development@scseed.org
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Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Economic Vitality & Tourism sub-committee has set this objective as their fourth priority.

Action Steps:

1. This effort would focus on and target the recreation, arts, and historic & cultural preservation industries (see list above).
2. Partner with the Small Business Development Center (located in Alamosa) Director, Donna Wehe, to establish office hours in Saguache on a regular basis (two times a month) to offer business counseling and support to existing and new business owners.
3. Town of Saguache and/or ScSEED purchase a vacant building on 4th Street (with grant funds) to establish a physical business incubator that would provide office space to new business start-ups. The incubator would include individual offices with shared administrative function and secretarial staff. ScSEED would recruit tenants.
4. ScSEED would develop a monthly program to bring trained professionals to Saguache to present a workshop or discussion forum on a specific topic (i.e. marketing, starting a business, how to write a venture capital proposal, bookkeeping, etc.) These sessions would be free and open to the public.
5. Partner with the Saguache Public Library to hold educational and enrichment seminars or classes on business skills development on the computer (i.e. QuickBooks, Excel, etc.)
6. Work directly with the Colorado Office of Economic Development and International Trade to attract appropriate industry and businesses and promote employment opportunities in and around Saguache.

Historic & Cultural Preservation

Key Strategic Topic: Capacity building, awareness and fundraising for authentic, genuine historic preservation efforts.

Goal # 1- Establish programs that will provide long term support for Saguache's Historic Preservation efforts.

Objective #1: Obtain Certified Local Government (CLG) status for the Town of Saguache

Certified Local Governments (CLGs) are those municipalities and counties that have enacted a local preservation ordinance meeting certain standards. It is through these local ordinances that privately owned properties can truly be protected with design review. CLGs are eligible for an earmarked pool of federal grants, may participate in the state preservation tax credit program, and may attend training workshops and meetings held to encourage networking among local governments. OAHF staff is available to assist with the creation of new CLGs and to provide information to other commissions.

A Certified Local Government (CLG) is a local government having a partnership agreement with the State Historic Preservation Office (SHPO) and National Park Service (NPS). A CLG's ordinance and historic preservation commission must meet certain standards. In addition, the partnership agreement obligates a CLG to develop a plan to survey and inventory the historic resources in its community as well as to develop local preservation programs. In exchange, the NPS requires that each SHPO annually pass through to the CLGs 10% of the SHPO's federal funding. These grants are currently without a match requirement. Another significant benefit is that the locally designated landmarks (including private residences) of CLGs are eligible for Colorado's 20% state rehabilitation tax credit.

Resources: <http://www.coloradohistory-oahp.org/programareas/clg/clg.htm>
<http://www.coloradohistory-oahp.org/publications/pubs/1416.pdf>
<http://www.coloradohistory-oahp.org/>
<http://www.coloradopreservation.org/>

Champion/Follow Through: Kate Vasha, 655-2690 - vasha710@yahoo.com

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Historic and Cultural Preservation sub-committee has set this goal as their highest priority.

Action Steps:

1. Contact Dan Corson, Colorado Office of Archeology and Historic Preservation, 303.866.2673 - <http://www.coloradohistory-oahp.org/> - Set-up a meeting with Dan to come to Saguache to discuss the CLG status and answer questions.
2. Obtain CLG Handbook - <http://www.coloradohistory-oahp.org/publications/pubs/1416.pdf> - Determine step by step procedures for obtaining CLG status.
3. Procedures for establishing a CLG include the following requirements:

- Trustees must establish an adequate and qualified Historic Preservation Commission (HPC) established by local ordinance. (See handbook page 4 for specific requirements)
 - Trustees must maintain a system for survey and inventory of historic properties.
 - Trustees shall provide for adequate public participation in local historic preservation programs.
 - Trustees must satisfactorily perform the responsibilities listed above (3-5).
4. Process for certification of CLG including the following requirements:
- Trustees shall request certification form the State Historic Preservation Office (SHPO). (See handbook page 8 for specific information requested).
 - The SHPO shall respond to the Trustees within forty-five (45) working days of the receipt of an adequately documented written request.
 - If SHPO determines that the local government fulfills the requirements for certification, a CLG agreement shall be signed with the local government.
 - The CLG agreement will specify that it satisfies the requirements outline in the handbook page 9.
 - The certification agreement shall specify the role of the local government in the national register nomination process.
 - Copies of the request and the signed agreement certified by the SHPO shall be forwarded by the SHPO to the Secretary of the Interior for review.
 - The certification agreement can be amended to change the delegation of responsibilities to the CLG.
 - Continued certification shall be based on performance.
5. After meeting with Dan Corson and review the extensive criteria within the handbook, the Trustees will determine whether or not to proceed with the CLG certification process.
6. The Historic and Cultural Preservation sub-committee of the Saguache Downtown Revitalization Project has agreed to assist with this process. Kate Vasha will act as the champion for this effort. Other sub-committees members are interested in participating on the investigation committee or subsequent HPC.

Goal # 2- To rehabilitate strategic historic property(s) that provides a model for neighboring businesses.

Objective #1: Create a model and mechanism to provide support to historic buildings throughout the Saguache community. Find a pilot project to start with in January 2009.

Establish a mechanism/model to enable property owners to preserve, protect, and/or stabilize historic structures and buildings in Saguache. This support may come in the form of technical assistance, grant-writing and other fundraising assistance, and/or project management services. It may also provide assistance to property owners who want to find tenants or businesses to occupy rehabilitated space(s).

Resources: <http://www.coloradohistory-oahp.org/>
<http://www.coloradopreservation.org/>
<http://www.coloradobrownfieldsfoundation.org/HistoricByways.html>

Champion/Follow Through: Kim Smoyer, ScSEED, 655-0104 development@scseed.org
Jonas Landes, CPI, 303-893-4260 jlandes@coloradopreservation.org

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Historic and Cultural Preservation sub-committee has set this goal as their second highest priority.

Action Steps:

1. Work with property owners and community members to determine which property to rehabilitate. Create a selection system (criteria) to use for future projects.
2. Work with property owner(s) to create a preservation plan for property.
3. If a Historic Structure Assessment has not been conducted, apply to SHF for funds to conduct HSA.
4. If HSA has been conducted, apply for a SHF grant to conduct rehabilitation of structure.
5. Solicit and secure matching funds for preservation project.
6. Find business(es) interested in purchasing and/or leasing space

Goal # 3- To designate the 4th St. Commercial District as a Historic District in Saguache.

Objective #1: Obtain national/state historic register status for the 4th Street Commercial District

Resources: <http://www.coloradohistory-oahp.org/>
<http://www.nps.gov/nr/>
<http://www.coloradopreservation.org/>
<http://www.coloradobrownfieldsfoundation.org/HistoricByways.html>

Champion/Follow Through: Jonas Landes, CPI, 303-893-4260 jlandes@coloradopreservation.org
Kim Smoyer, ScSEED, 655-0104 development@scseed.org

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Historic and Cultural Preservation sub-committee has set this goal as their third highest priority.

Action Steps:

1. Conduct an inventory of the buildings that were not researched the 2000 report by Front Range Research Associates. Jonas Landes, from CPI, has volunteered to donate a CPI Intern to come to Saguache to perform this inventory.
2. Determine eligibility of district to National Register of Historic Places.
3. Write and submit National Register Nomination.

4. Find ways to market this asset to tourists and others traveling through the region. (Plagues on buildings, etc.)

Goal # 4- To establish an archive and repository for historical information and data for the Town of Saguache.

Objective #1: Create a designated site at the Saguache Public Library to collect historical information about people, places and things in Saguache and provide public access year-round.

Resources: <http://www.coloradopreservation.org/>
<http://www.colorado.gov/cs/Satellite/CO-Portal/CXP/1178305897663>
<http://www.rootsweb.ancestry.com/~cocgs/webresources.htm>

Champion/Follow Through: Friends of the Saguache County Public Library
Marge Hoglin, President
Penny Bruce, Library Administrator
Kate Vasha, Friends Member (Past President)

Action Steps:

1. Determine what type of archive collection system is best for the project (dedicated computer, designated space, etc.)
2. Create a criteria or list of information that will be accepted and archived.
3. Determine a mechanism for collection of pertinent information; ensure that there is public input and participation in this process to make certain that historical information is from a broad range of individuals (i.e. oral histories from various ethnic groups, families, etc.)
4. Coordinate with the Saguache County Museum to ensure that there is no duplication of service; and determine ways in which to partner in this process.
5. Write a detailed project description including the goals, objectives and outcomes of this effort; use this information to apply for grants to obtain the necessary resources to complete the project.
6. Maintain the information and provide public access free of charge.

Physical Changes & Improvements

Key Strategic Topic: Design & establish an environment that will attract sustainable growth, business investment, highlight historic preservation, and enhance the quality of 21st century small town life.

Goal # 1- To create a visual plan, including architectural renderings, for the revitalization of 4th Street and the Saguache Business District.

Objective #1: Establish a “visioning” committee to craft a vision for the physical elements and improvements associated with the revitalization of both 4th Street and the Saguache Business District.

A visioning committee is needed to establish the direction and vision for the urban design of the new street. While it may be impossible for everyone to agree on these aesthetic decisions, the committee should represent different interests within the community so that the new street will benefit the community as a whole. Members from the other two planning sub-committees (Historic & Cultural Preservation and Economic Vitality & Tourism) should also be considered for this visioning committee since they will have direct knowledge of the goals associated with each of those two sub-committees. The outcome of this committee should be the production of sketches that can be used to procure funding and buy-in support for the actual construction project.

Resources: <http://www.dola.state.co.us/>
<http://www.dola.colorado.gov/dlg/osg/resources.htm>
<http://www.dola.colorado.gov/dlg/osg/docs/capitalimprovements.pdf>
Saguache Planning Commission
Physical Changes Sub-Committee of the SDRP

Champion/Follow Through: Kim Smoyer, ScSEED, 655-0104 development@scseed.org
Laura Mezoff, Architect, 505-870-1702, lmezoff@berkeley.edu
Rick Barandes, 655-0232, old-mags@centurytel.net

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Physical Changes sub-committee has set this goal as their second highest priority, however, the outcomes from this committee will directly influence Goal #1 therefore it may need to be initiated in order to move Goal #1 into an action phase.

Action Steps:

1. Ask appropriate citizens to participate on this visioning committee. Physical Changes sub-committee members have already offered to transition to this committee; add other members that the Town Trustees may deem appropriate.
2. Convene the visioning committee to meet and discuss the specific details and vision of the project. Laura Mezoff will act as an architectural consultant and Kim Smoyer, ScSEED, will facilitate the meetings. Laura and Kim will work together to determine costs associated with each of the improvements recommended.

3. Present recommendations to the Town Planning Commission and Town Trustees for review and approval.
4. Laura Mezzoff, architect, will draft a rendering to depict the outcomes of the visioning sessions and the approved action items from the Town Trustees and Planning Commission.
5. Kim Smoyer, ScSEED will develop a fund-raising plan to obtain the funds needed to implement the approved physical changes and improvements.
6. Town Trustees will appoint or hire a project manager to facilitate the implementation of the project once funds are secured.

Goal # 2- Revitalize the Saguache Business District by making physical renovations and improvements to the public streets and streetscapes.

Objective #1: Repair and renovate 4th Street and surrounding streetscape.

Sewer, storm water, electricity, & ditchwater all need to be considered when the street is rebuilt. Some of these existing services are inadequate and outdated, and will need to be brought up to current standards at the same time that other work is done on 4th street. Action steps to include working with the Town of Saguache to determine what work has already been done in this area.

Resources: <http://www.dola.state.co.us/>
<http://www.dola.colorado.gov/dlg/osg/resources.htm>
<http://www.dola.colorado.gov/dlg/osg/docs/capitalimprovements.pdf>
 Saguache Town Maintenance Department
 Saguache Planning Commission

Champion/Follow Through: Kim Smoyer, ScSEED, 655-0104 development@scseed.org
 Jean Wilcox, 655-2862, rosewin@excite.com
 Mike Cassidy, 655-0255, mcassidy@centurytel.net

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Physical Changes sub-committee has set this objective as their highest priority.

Action Steps:

1. Assess infrastructure – find out where and what the infrastructure issues are on 4th Street – create an inventory of the need for this effort.
2. Determine which issues are most important to address (prioritize).
3. Work with the “visioning” committee (see Goal #2) to determine the larger scope of the possible changes to 4th Street (i.e. adding new features such as benches, planters, median, etc.).
4. Submit recommendations for infrastructure improvements to the Planning Commission and Town Trustees for approval and direction to move forward with funding source acquisition.

5. Investigate the funding sources available to address these issues through state and federal sources. When appropriate begin to apply for funding to implement the agreed-upon changes.
6. Town Trustees will hire or designate a project manager to direct the implementation of the improvement project.

Objective #2: Identify and visually define a Saguache Business District (SBL) with such elements as signage, benches, and bike or walking paths.

Resources: <http://www.dola.state.co.us/>
<http://www.dola.colorado.gov/dlg/osg/resources.htm>
<http://www.dola.colorado.gov/dlg/osg/docs/capitalimprovements.pdf>
Saguache Town Maintenance Department
Saguache Planning Commission

Champion/Follow Through: Kim Smoyer, ScSEED, 655-0104 development@scseed.org

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Physical Changes sub-committee has set this objective as their second highest priority.

Action Steps:

1. Officially define the Saguache Business District (SBL) – Going south on US 285 turn south on 4th Street to Pitkin Avenue; turn west on Pitkin one block to 5th Street. Turn north on 5th Street for one block to Christy Avenue. Turn west on Christy Ave. for two blocks to 7th Street. Turn south on 7th Street back to Pitkin Avenue then west on Pitkin to US 285 and turn north (go back around to 4th Street). The reason for the turn up 5th to Christy and back down 7th Street is to include some of the other historic and community buildings as well as the beautiful Christy Ave. homes. (See attached Saguache Business District Map).
2. Contact CDOT to conduct a transportation study. (Lindy McDaniel has already been in touch with CDOT in regards to the Project WALK grant.)
3. Inventory all the existing used and unused properties along the Loop to determine the status of each one. (This information will also be used to address several goals and objectives outlined by the Economic Vitality & Tourism sub-committee).
4. Submit recommendations for infrastructure improvements to the Planning Commission and Town Trustees for approval and direction to move forward with funding source acquisition.
5. Investigate the funding sources available to address these issues through state and federal sources. When appropriate begin to apply for funding to implement the agreed-upon changes.
6. Town Trustees will hire or designate a project manager to direct the implementation of the improvement project.

Objective #3: Rejuvenate, refurbish and renovate public buildings throughout Saguache.

Resources: <http://www.dola.state.co.us/>
<http://www.coloradohistory-oahp.org/>
<http://www.coloradopreservation.org/>
<http://www.rurdev.usda.gov/rbs/busp/rbeg.htm>

Champion/Follow Through: Kim Smoyer, ScSEED, 655-0104, development@scseed.org
Jonas Landes, CPI, 303-893-4260 jlandes@coloradopreservation.org

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Physical Changes sub-committee has set this objective as their third highest priority.

Action Steps:

1. Coordinate with the Historic & Cultural Preservation sub-committee (see Goal #3) to inventory the community buildings on 4th Street and the SBL.
2. Determine building status, needs, and uses. Prioritize buildings to determine which projects to start with.
3. Work with Town to create a renovation and use plan for the property(s).
4. Coordinate with Historic & Cultural Preservation sub-committee (see Goal #3) to determine if a Historic Structure Assessment (HAS) has been conducted; if not, apply to State Historical Fund (SHF) for funds to conduct HAS if the building is a historic site.
5. If the building is a historic structure and an HSA has been conducted, apply for a SHF grant to conduct rehabilitation of structure.
6. Solicit and secure funds for restoration project(s).
7. Town Trustees will appoint or hire a project manager to facilitate the implementation of the project once funds are secured.

Goal # 3- Create a model and mechanism to incorporate sustainability, energy efficiency, and renewable energy into the revitalization of Saguache.

Objective #1: Provide energy programs that focus on 4th and are expandable to other areas in Saguache.

The concept is to make Saguache a town that is sustainable, energy efficient, and takes advantage of renewable energy sources, in order to increase the livability of the community (including affordability), stimulate economic growth, and preserve our resources for future generations. There are two types of programs available; public programs which would involve the town of Saguache obtaining funds and administering the program; and private programs for individuals themselves.

Resources: <http://www.colorado.gov/energy/>
<http://www.dola.state.co.us/dlg/fa/newenergycommunities/index.htm>
Saguache County Commissioners – County Officials and Administration

Champion/Follow Through: Kim Smoyer, ScSEED, 655-0104 development@scseed.org
Laura Mezoff, Architect, 505-870-1702, lmezoff@berkeley.edu

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Physical Changes sub-committee has set this goal as their third highest priority.

Action Steps:

1. Research and identify current energy efficiency and renewable energy private and public programs available to both the Town government and the general public. Coordinate with County officials to avoid duplication and obtain information about current programs available at the county level.
2. Determine which public programs require grants through the state or federal government; and decide which programs best meet the needs of the community.
3. Obtain funding for public programs to administer to the Saguache community.
4. Determine which private programs are available and establish a mechanism for dissemination of information about private funds and/or programs available to the citizens of Saguache through the state or private businesses.

Goal # 4- Bring technological infrastructure to Saguache that supports continued growth.

Objective: Bring Wi-Fi to the entire Town of Saguache.

“WiFi” is short for “Wireless Fidelity,” a term used to describe a technological standard for wireless local area networks, and is one of several wireless internet technologies. WiFi is a wireless technology that allows people to log onto the Internet and receive communications using mobile devices such as laptop computers and personal digital assistants (PDAs). Over 200 municipalities worldwide have already implemented municipal WiFi networks to expand public Internet access, improve the efficiency of public services, and enhance public safety.

Resources: <http://wifinetnews.com/>
<http://techrepublic.com.com/>

Champion/Follow Through: Lindy McDaniel, 221-4501, LindyMc@yahoo.com
Kim Smoyer, ScSEED, 655-0104 development@scseed.org

Timeframe/Priority: January 2009 – begin action step process once the Trustees have reviewed and approved this recommendation. The Physical Changes sub-committee has set this goal as their fourth priority.

Action Steps:

1. Network with other communities who are doing similar projects (Center) to find out specifics and whether or not there are opportunities for partnerships (and discounts for bulk purchasing opportunities).
2. Research the various types of technologies available on a community-wide level. Determine the most affordable, efficient and maintenance-free system that will meet the needs of the community.
3. Obtain community input and opinion on whether or not citizens are interested in a public WiFi or other system. Specifically include school district and county government; determine if financial cooperation is a consideration if interested.
4. Develop a plan for the WiFi project including equipment specifications and funding sources.
5. Solicit and secure funds for the WiFi project.
6. Town Trustees will appoint or hire a project manager to facilitate the implementation of the project once funds are secured.

Saguache Downtown Revitalization Partnership

Partners:

Town of Saguache Trustees - Milton Jones (Mayor), Dario Archuleta, Steve Sanchez, Carla Quintana, Tina Serna, Laurie Vigil, Ruth Horn

Town of Saguache Planning Commission - Dale Engquist, Don Geddes, Laura Archuleta, Marge Hoglin, Kathy Geddes

Saguache Recreation Board - Caroline Irwin (Deputy Clerk), Jackie Stephens (County Assessor), Kristi Murphy

Saguache County & Commissioners – Linda Joseph, Sam Pace, Mike Spearman, Jackie Stephens (County Assessor), Wendi Maez (Land Use Administrator)

Saguache County Public Library – Penny Bruce, Marge Hoglin, Kate Vasha, Linda Joseph

Saguache County Credit Union – Rick Wertz, Alison McClure

SLV Small Business Development Center - Donna Wehe

Mountain Valley School - Liza Marron, Leigh Mills

Mountain Valley School Community Garden and Greenhouse - Liza Marron, Leigh Mills

Saguache County Economic Vitality Task Force (SCEVTF) - Kim Smoyer, Liza Marron, Linda Joseph, Chuck Tidd (Tourism), Jessica L DuBoe, Matie Belle Lakish , Rick Wertz, Stephanie Steffens, Marge Hoglin

Saguache Camp & Lodge - Faith O'Reilly

ScSEED – Kim Smoyer, Liza Marron, Linda Joseph, Chuck Tidd (Tourism), Jessica L DuBoe, Matie Belle Lakish , Rick Wertz, Stephanie Steffens, Laura Mezoff, Marge Hoglin

Colorado Office of Economic Development and International Trade - Stephanie Steffens

Congressperson John Salazar & Office - Erin Minks

Town of Crestone – Board of Trustees - Leanna Bradbury

San Luis Valley Development Resource Group - Roni Wisdom, Mike Wisdom

San Luis Valley Council of Governments - Roni Wisdom, Mike Wisdom

Mirage Trading Post – Sharon Ray

Rick Barandes Antiques - Rick Barandes

Saguache County Business Association (SCBA) – Bob & Rainbow Adler, Bill & Julie Folk, Rick Wertz

Saguache County Public Health - Donna Newsom

Villa Grove Trade - Jeff & Amber Shook, Jessica L DuBoe

Town of Moffat - Johann McKee (Moffat Town Clerk/Treasurer)

Colorado State Senator, Gail Schwartz

Planning Committee Members:

Alison McClure

Carla Quintana, Historic & Cultural Preservation

Tina Serna, Economic Vitality & Tourism

Caroline Irwin, Economic Vitality & Tourism

Charlotte Bobicki

Crissy Gydesen

Don Geddes, Historic & Cultural Preservation

Erin Minks

Greg

Gretchen S. Haller, Economic Vitality & Tourism

Heidi Pacheco, Physical Changes & Improvements

Jackie Stephens

Jane Martin, , Historic & Cultural Preservation

Duncan Martin, Historic & Cultural Preservation

Jean Wilcox, Physical Changes & Improvements

Jeannie Norris, Physical Changes &

Jessica L. DuBoe, Historic & Cultural Preservation

Joan Wilfong, Physical Changes & Improvements

John Sladek, Historic & Cultural Preservation

Jonas Landes (CPI), Historic & Cultural Preservation

Judy Page, Historic & Cultural Preservation

Kate Vasha, Historic & Cultural Preservation

Kathy Geddes, Physical Changes & Improvements

Laura Archuleta, Economic Vitality & Tourism

Laura Mezoff, Physical Changes & Improvements

Leigh Mills, Physical Changes & Improvements

Lindy McDaniel, Physical Changes & Improvements

Lisa Gershkoff

Marge Hoglin, Physical Changes & Improvements

Maria Archuleta, Economic Vitality & Tourism

Marty Mitchell, Physical Changes & Improvements

Michael Cassidy, Physical Changes & Improvements

Mike Norris, Physical Changes & Improvements

Rick Barandes, Physical Changes & Improvements

Rick Wertz

Sam Pace

Sharon Ray, Economic Vitality & Tourism
Steve Sanchez
Teri Rill, Economic Vitality & Tourism
Tino Archuleta, Economic Vitality & Tourism

Wendi Maez
Barry Van Sant, Economic Vitality & Tourism
Trish Gilbert, Historic & Cultural Preservation

Other Community Member Participants:

Andrew Archuleta (Forest Service/BLM)
Carita Ginn
Ceal Smith
Charlie Jorganson
Christine Canaly
Cindy & Joe Lilly
Cleve & Gail Bailey
May Engquist
Dawnn Kringler
Deb Downes (DOLA)
Dick Blumenhein
Donna Emsbach
Dulane Pankratz
Eric Frey
Ethan Blumenhein
Frani Adams
Frank Venning
Gary Frink
Geraldine McAuhiffe
Hillary Conroy
Iris Garcia
James Pulis
Jan Jensen
Jason Surface - CO Division of Wildlife
John Callaghan
Julio Paez
Kitty Broadbent

Lisa Chavez
Lisa Gershkoff
Lyn Brill
Margaret Finnerty (Saguache Museum)
Maruin & Geneva Stone
Melinda Myers (County Clerk)
Michael Klein
Mike Garcia (Center)
Ralph Abrams (Mayor of Crestone)
Randy Arredondo (Road & Bridge Dept.)
Rese Garcia (Saguache Town Clerk)
Richard Garcia
Rita Bennett
Roger Fenton
Sarah Koehn Frey
Scott Alexander
Sherry & Byron Sigg
Sky Tallbear Wright
Steve Banet
Sue Jenkins
Susan Renner
Susan Vogel
Tami Kelly
Tammy Cobb
Teresa L. Bennis
Tony Sandoval
Virginia Sutherland (Saguache Museum)