

# LAND DEVELOPMENT

Over the next five years, securing additional land for housing should be a part of the ongoing plan. As publicly owned sites are evaluated for various uses, the following criteria should be used to prioritize land for housing:

1. Location/proximity to jobs and services/appropriateness for housing
2. Presence of infrastructure – water, sewer, roads
3. Ownership/willing partner
4. Environmental concerns, topography, and build-ability
5. Zoning
6. Demographics and need

On October 1, 2018, PHP and workshop attendees reviewed the property analysis done by the Glenwood Group and refined the analysis of publicly owned land with housing development potential using the above criteria. The following properties are currently considered the best options for development because most have utilities, are located near areas of employment, and are buildable. Further planning and due diligence efforts will be required however. The opportunities below were prioritized based on the most recent information.

Currently, the County owned property on Hot Springs Boulevard and the Bell Tower owned by the Town are the most development ready sites. Hot Springs Blvd is moving forward with a LIHTC application for 2019. These sites also have the opportunity to accommodate public facilities and/or missing middle for sale housing. Over the next year creating an overall plan for the Lagoons property that has a portion set aside for a housing development should be a high consideration.



Conceptual sketch provided by Ainslie Kincross, PHD AIA

	<b>HS BLVD</b>	<b>Bell Tower</b>	<b>Lagoon/Yamaguchi Annex</b>	<b>Trujillo - Town</b>
<b>Appr. Acres</b>	4.7	< 1	22	6
<b>Utilities</b>	Yes	Yes	Yes	Yes
<b>Ownership</b>	AC	TOPS	TOPS	TOPS
<b>Zoning</b>	Public/quasi-public	Pubic/Mixed Use	Open space and Parks	R-12 (12 DU**/acre)
<b>Other Notes</b>	County/ ACHA 99-year lease for 2.5 acres	Opportunity for mixed use	2 acres are out of Flood Plain; Environmental issues. Town considering future sale, recreation complex with school; housing potential? Community planning process needed.	Possible public works or multifamily site? Challenging slopes
<b>Priority level for housing</b>	High	High	Medium	Medium

	<b>Vista Blvd</b>	<b>Cloman Annex</b>	<b>Skyrocket</b>	<b>Trujillo - Dakota Springs</b>
<b>Appr. Acres</b>	37	28	7.5	52
<b>Utilities</b>	Yes	No	No	No
<b>Ownership</b>	ASD	AC	AC	ASD
<b>Zoning</b>	PUD	AG/Ranching	Commercial	Low density - 6 DU**/acre
<b>Other Notes</b>	Located in County	BLM deeded to County as open space, needs research	CDOT access permit required	School doesn't seem feasible; would residential be different?
<b>Priority level for housing</b>	Medium	Low	Low	Low

**\*\* DU - Dwelling Unit**



### **HOT SPRINGS BOULEVARD COUNTY PROPERTY**

Affordable Rental Housing across from Town Hall is currently in process, with a commitment from the County Commissioners for a long-term lease of land and ACHA working on an application for 9% LIHTC. Local support government and community support and collaboration will be key to this opportunity coming to fruition. Additional acreage in this location could be for public facilities and/or homes for sale to middle-income residents, thus addressing other community goals and creating a more inclusive, mixed use, mixed income community.

**BELL TOWER PROPERTY** offers a unique opportunity for a visionary development that sets the tone for this part of town. This would be an excellent opportunity to seek out partnerships that would include the adjacent Old Adobe building, shown in yellow. With land donation, and/or tax incentives, a combination of retail and affordable housing could be built. There is also the possibility for market-rate rate units to be included. Small artist studio rentals, co-working space and public bathrooms could also be part of the plan. What makes this so unique and important is the Opportunity Zone location. The tax benefits to an investor are very strong right now and need to be taken advantage of prior to December 2019. The Bell Tower corner property is both an Opportunity Zone and Enterprise Zone, a highly desirable option.

A key element of success here is Town and PHP taking an active role creating the partnerships needed to bring a retail and housing plan to fruition. Being able to further incentivize an investment partner with an entire plan for the combination of properties allows a renovation of a critical piece of downtown.



## YAMAGUCHI ANNEX- LAGOONS

**The North Yamaguchi/ Lagoon Property** has been in discussion for a number of public uses including parks and recreation fields. PHP would like to see a portion of the site considered for development of triplex, duplex and single-family homes, to be planned in coordination with the overall design plan for the 27 acres. The northeast corner is centrally located to parks, school, river access, and downtown. Letter of map revision with FEMA is currently underway.



- The site needs community outreach and master planning.
- Keep the ability to serve a diverse mix of locally employed households with income below 120% AMI on the table.
- Town of Pagosa Springs to retain long-term ownership
- After initial investment, have the project be financially self-sufficient over time.
- Long-term asset to the community.
- Create a warm neighborhood feel complementary to surrounding neighborhoods
- Focus on a preliminary mix of for-sale deed restricted housing 20 - Two-bedroom units/homes; 10 single bedroom units and a mix of rental for higher incomes. Supporting the survey of the types of residences needed in the housing survey.
- Assess opportunities to include market rate housing to support the cost of deed-restricted units.

## LOMA/4th



**Loma and N. 4<sup>th</sup> St** is an infill housing project opportunity that could begin quickly. The property has some terrain concerns for a large portion of the Town owned site (shown in purple); the lower southern corner of the town property could be combined with an adjacent privately owned property on Loma. If combined approximately 12-16 units could be built. Donation of Town land and/or impact fee adjustments could entice a small local developer. This property is in the Opportunity Zone.

## TRUJILLO ROAD PARCEL, TOWN

This property has been considered for apartments, public works, and other affordable housing. Access to this property resides on the outskirts of town and is out of the close walkable proximity of Town of Pagosa Springs and the site has some steep slopes. Adjacent to the Town's property is a privately-owned parcel that could be combined to provide room for an apartment style complex.



**VISTA, SCHOOL DISTRICT**



This parcel was donated to the Archuleta School District with the intention of building a future school, if needed. It is a sizable property of 37 acres. Building multifamily teacher housing could be attractive to a developer while still maintaining enough property for a future school.

