

# Comprehensive Plan

## Image and design of the Town of San Luis

6/20/2008

San Luis, Oldest Town in Colorado

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## **Growth of the Town**

The Town of San Luis is located in Costilla County. Costilla County is the second fastest developed county in the State. The growth occurring within the region will affect the Town of San Luis, whether development occurs in San Luis municipal boundary or not. Therefore, the growth of the community must be evaluated in a regional context. The type of land use, the rate of growth, the design of the buildings and landscaping, and the amount and location of open space and farmland are all elements affecting the Town. When considering the aspects of growth, the primary focus of the Town should be to improve the quality of life for residents followed by *promoting* by encouraging tourism, so small locally owned business can grow and prosper. It is imperative to *protect* the character the town was fundamentally founded on which is our rich culture heritage, traditions, architecture The Town's vision for the community will contribute to the vision of the region. San Luis's small-town atmosphere is its most valuable asset. Balancing this asset with development will continue to be a challenge for the Town. San Luis should grow responsibly and efficiently, considering the balance of economic and environmental concerns, as well as ensuring that development pays its way and supports the sustainability of the Town. The decisions made today will create a legacy for future generations while preserving the culture and traditional architecture which is the essence of the Towns character.

### **GOAL 1 – Grow with the intention of maintaining a small-town sense of community.**

*Policy 1.1: Review annexation requests to ensure conformance with the Comprehensive Plan and protect the acequia system.*

*Strategy 1.1.1:* Develop annexation review criteria to help determine if annexations conform to the Comprehensive Plan and will benefit the Town.

*Policy 1.2: Grow in a connected pattern; encourage infill and development close to the core community.*

*Strategy 1.2.1:* Encourage locally owned business, cultural awareness, to attract tourism in the downtown core area.

*Policy 1.3: Evaluate projects with respect to magnitude, scale, and diversity of product type so that no one project or combination of projects overtakes the character of the existing community.*

*Strategy 1.3.1:* Require a mixture of housing product types, including the provision that manufactured housing should not exceed five percent (5%) of the total housing units available within the community at one time.

*Strategy 1.3.2:* Require projects to fit in with the existing scale and nature of the community with respect to the scale and project design.

**Goal 2 – Create a healthy balance between housing, employment, availability of goods and services, recreation and cultural opportunities within the community.**

*Policy 2.1: Plan neighborhoods as readily identifiable communities bounded by natural features including acequias, drainage basins the Vega and other open space.*

Strategy 2.1.1: Plan residential neighborhoods that are self-contained, identifiable environments, centered around parks, community gardens, and community facilities, all within walking distance to the home. Include convenience services to serve the neighborhood.

Strategy 2.1.2: Promote balanced growth, providing a mix of residential and low amount of commercial business, while striving to maintain San Luis small town atmosphere.

Strategy 2.1.3: Promote a wide range of quality hometown small locally owned businesses and industries to provide employment opportunities and services for San Luis citizens.

Strategy 2.1.4: Coordinate with Centennial School District and adjoining governments to plan the locations of schools sites to serve all neighborhoods.

Strategy 2.1.5: Encourage Recreation Centers to serve the community.

Strategy 2.1.6: Minimize and discourage land uses that would detract from cultural uniformity and land uses not in conjunction with environmental friendliness.

*Policy 2.2: Encourage proposed development within the San Luis Planning Area to annex into the Town of San Luis.*

## **Image and Design of the Town**

The small-town atmosphere heavily contributes to the Town's image. As the Town continues to grow, maintaining this character is imperative. The following characteristics are seen as contributing to San Luis's small-town atmosphere:

- Walkable and pedestrian oriented
- Orderly, tree-lined streets with grid pattern
- Houses facing streets
- Safe and secure
- Friendly, nice people
- Opportunity to know one's neighbors
- Good schools
- Slower paced, relaxed environment
- No excessive traffic
- Quiet place
- Spatial mountain views and vistas

- Rural  
Acequias
- Human scale: 1 to 2 story buildings

**Goal 3 – Preserve and enhance San Luis small town, rural and cultural character.**

*Policy 3.1: Maintain and enhance the Town's character and sense of place as defined by its neighborhoods, districts, corridors, and edges.*

Strategy 3.1.1: Integrate public spaces such as La Vega, recreational facilities, health and human service buildings, parks, and landscaping into the overall development pattern of the Town and design them to be safe, attractive, environmental and people friendly functional and accessible.

Strategy 3.1.2: Include a range of many different housing types and densities throughout the Town, providing housing opportunities for all socio-economic groups especially low-income populations, which should be preferred over high end or luxury housing and developments.

Strategy 3.1.3: Ensure that neighborhoods provide a safe and secure setting for residences.

Strategy 3.1.4: Design neighborhoods parks and pocket parks, and other public amenities to serve as a neighborhood focus and provide individual identity for San Luis in respect with the culture and traditions.

Strategy 3.1.5: Encourage commercial buildings to be designed to focus on the character of the neighborhood and Town, building materials, architectural details, color ranges, building scale, and relationship to streets and sidewalks and existing buildings and designs.

Strategy 3.1.6: Incorporate landscaping throughout the Town to provide visual interest and enhance the Towns culture, screening of unsightly areas, enhance views, cover for wildlife, shade from the summer sun, and protection from the winter wind.

*Policy 4.2: Promote cohesive, integrated development patterns.*

Strategy 4.2.1: Build developments on a modified-grid street system while promoting an interconnected network of existing neighborhoods, convenient pedestrian access, and routes between key destinations.

Strategy 4.2.2: Design streets and walkways to function as attractive public spaces.

Strategy 4.2.3: Design streets pedestrian safety, comfort, and ease of walking, as well as providing safe, efficient routes for vehicles and bicycles.

Strategy 4.2.4: Create pedestrian, vehicular, and bikeway, equestrian networks that connect major destination points within the Town and neighborhoods.

*Policy 4.3: Encourage and support redevelopment.*

Strategy 4.3.1: Design infill and redevelopment to respond to the unique character of the area.

Strategy 4.3.2: Encourage downtown redevelopment while maintaining a pedestrian environment that reflects the local historic character and is attractive to restaurants, bars, and specialty shops.

Strategy 4.3.3: Encourage new and remodeled building design in the downtown area to reflect the historical building design.

*Policy 4.4: Support the Downtown Business District.*

Strategy 4.4.1: Implement land uses within Downtown that will create a unique identity, without competing with highway oriented business along business corridors.

Strategy 4.4.2: Develop policies for public improvements such as parking, street improvements, and public facilities.

**Goal 5 – Enhance the aesthetic image of San Luis and the surrounding area by improving the appearance of major highway corridors and entryways.**

*Policy 5.1: Develop an attractive and inviting sense of place along Highway 159, Main Street corridors by using quality architecture, culture, generous landscaping, locating storage areas away from the corridors, and disbursing off-street parking around the site while creating a sense for the towns' character.*

Strategy 5.1.1: Promote a variety of uses within the Town, including retail, office, employment, restaurants and service, and multi-family residential.

Strategy 5.1.2: Identify parcels along the key corridors to preserve for open space and trailheads for recreational trails.

Strategy 5.1.3: Encourage lighting along major transportation corridors to provide safety and illumination respectable to historic setting in parking lots, pedestrian paths, and building entrances.

**Goal 6 – Encourage existing design patterns and excellence.**

*Policy 6.2: Evaluate projects with respect to magnitude, scale, and diversity as they relate to the character of the existing town.*

**Goal 7 – Emphasize the significance of key community places and buildings.**

*Policy 7.1: Assess the community for key community places, buildings and historic resources.*

Strategy 7.1.1: Develop a historical preservation policy that will enable the Town to designate historic structures.

Strategy 7.1.2: Encourage building restoration or reuses by exploring grant possibilities.

## **Economic Development**

The Town of San Luis is enthusiastic about increasing economic activity. All economic sectors are necessary for a sustainable economy and are dependent upon one another. In addition to its prime location as county seat, the Town's appealing quality of life and its rich culture, history, and it being the Oldest Town in Colorado is its primary driving force of economic development within the Town. "Quality of life" is not only measured by the services provided by the Town, such as the availability of parks and recreational amenities, cultural resources, safe and convenient transportation amenities, but also safe and attractive places to live, work and shop. Maintaining San Luis's quality of life is a key objective of the Town's economic development goals, policies and strategies. San Luis is interested in working with locally owned and existing companies and businesses, agricultural producers, and grant writers to maintain a high-quality community and sustainability. Town officials will strive to be responsive to the needs of local businesses and seek opportunities for interaction with them. However, large corporations should not be implemented if small locally owned business will suffer significantly and distract from the culture base which is the foundation of tourism.

**Goal 8 – Strive for a diverse, balanced business community that brings economic vitality, while maintaining a balance with population and community character.**

*Policy 8.1: Promote the preservation and enhancement of San Luis's existing non-residential developments.*

Strategy 8.1.1: Encourage the recruitment of existing businesses to expand support the economic base and create primary jobs for the Town.

Strategy 8.1.2: Develop a policy regarding preferred businesses, including those which practice environmental Stewardship, businesses that provide high-paying/ living-wage jobs, or locally owned non-corporate businesses.

Strategy 8.1.3: Continue to market the Town by providing information on the Town's internet site, newsletters, and other media.

Strategy 8.1.4: Utilize incentives and programs to promote economic development, and community involvement including but not limited to, expediting the development review

process, utilizing public-private financing mechanisms, and/or applying for development or redevelopment grants.

*Policy 8.2: Establish partnerships with public and private entities to benefit the community.*

Strategy 8.2.1: Encourage the private sector to participate in partnerships with nonprofit or public agencies to provide community benefits and services.

Strategy 8.2.2: Devise intergovernmental agreements with adjacent communities and Costilla County to plan to deflect industrial, commercial growth and excessive and harmful developments especially subdivision developments in regard to conserving the existing environment and conserving rural agricultural, cultural status.

*Policy 8.3: Encourage new locally owned businesses and retain existing businesses that provide needed local services.*

Strategy 8.3.1: Collaborate with the business community to facilitate growth, development and infrastructure improvements that benefit residents and businesses.

Strategy 8.3.2: Work with the Economic Development Council, Sangre de Cristo National Heritage Area and business community to encourage activities, tourism and other events that will draw visitors to the Town.

*Policy 8.4: Maintain streamlined development review and building permit processes.*

Strategy 8.4.1: Provide efficient and timely review of development proposals, while maintaining quality standards in accordance with the Town's Land Use Code.

*Policy 8.5: Complete vital sections of the Town's infrastructure where needed.*

Strategy 8.5.1: Encourage the community's infrastructure improvements be built in a timely and efficient manner to promote economic development.

*Policy 8.6: Promote an increase and diversification of the employment base to accommodate job-generating developments that help achieve jobs for San Luis residents.*

Strategy 8.6.1: Encourage locally owned small-town businesses that will provide jobs for San Luis and Costilla County residents.

Strategy 8.6.2: Promote businesses that will provide job diversity.

Strategy 8.6.3: Maintain the strong manufacturing, construction, engineering, research and development, and high-tech industries such as bio-diesel and renewable energy.

*Policy 8.7: Locate economic development in appropriate and viable locations.*

Strategy 8.7.1: Use the following locational criteria to determine where economic development (employment) uses may be located.

- a. Proximity to major highways and access to an arterial street without the need to pass through less intensive land uses.
- b. Availability of existing or planned utility services, including water, sewer, and electricity.
- c. Proximity of jobs to housing.
- d. Proximity to transportation nodes.
- e. Proximity to transit oriented developments (TODs).
- f. Encourage economic development within the Main Street.

*Policy 8.8: Encourage the development, of medical facilities including hospitals, clinics, nursing, rehab facilities and other health care offices.*

Strategy 8.8.1: Contact medical facilities to encourage them to locate a facility in the San Luis Planning Area.

*Policy 8.9: Encourage redevelopment and expansion of Downtown San Luis with the intent of revitalizing this area as a multi-use, pedestrian oriented center for governmental, service, and entertainment facilities with the help of grants and community support.*

Strategy 8.9.1: Promote the formation of a downtown development authority who will be charged with the mission of revitalizing Downtown San Luis.

Strategy 8.9.2: Provide development incentives for Downtown small businesses.

Strategy 8.9.3: Develop a streetscape design palette that can be applied in various downtown areas.

Strategy 8.9.4: Designate, design and market the historic core of downtown such as a food and entertainment center.

Strategy 8.9.5: Implement a lighting program, and coordinate facade design, outdoor eating areas and streetscape design, with the creation of a pedestrian environment.



## **Parks, Open Space, and Recreation**

Parks, trails, and open space enhance San Luis's livability and community character. Other community benefits of parks, trails, and open space include:

- Improve public health.
- Create a high quality of life
- Help reinforce a sense of community
- Provide opportunities for youth to build physical, social, intellectual, cultural knowledge, and emotional strength
- Increase nearby property values
- Serve as a cost-effective alternative to costly flood protection methods
- Help protect the environment by cleaning the air and water, reducing energy use and storm water runoff, and by providing wildlife habitat
- Enable citizens to work together to improve their communities by participating in the design and maintenance of parks and trails It is important to consider the provision of parks, trails, and open space as a Community responsibility and to develop shared, multi-purpose facilities that serve a broad range of users. This will enable San Luis to continue to provide for diverse recreational opportunities that enhance the area's quality of life.

### **Goal 9– Create an integrated system of parks, trails, and open space that will:**

- Have a unique character and contribute to San Luis's sense of place.**
- Enhance San Luis's quality of life.**
- Include parks with a wide-array of facilities that are available to all residents and offer diverse recreational opportunities for all age groups that foster both individual and family activities.**
- Provide safe, attractive trail connections between schools, recreation centers, neighborhoods, parks and commercial areas, and link *Ενηαρχε* important wildlife areas, view corridors and community gateways, and improve the quality of the natural environment.**
- Provide an opportunity to interpret San Luis's history and the value of its natural resources through diverse educational elements.**

*Policy 9.1: Parks and trails shall be designed and constructed concurrently with new development.*

Strategy 9.1.1: Whenever possible, locate parks adjacent to public schools and ensure that each school is connected to the community via a safe trail system that utilizes underpasses or overpasses to cross streets as necessary.

Strategy 9.1.2: Regularly evaluate existing recreational demands and facilities available with existing Town parks and trails. Upgrade and add facilities and additional parks and trails to meet the citizens' needs.

*Policy 9.2: Design all parks and trails to be multi-purpose, safe and accessible to people of all ages, abilities, and interests to ensure that every resident has access to a pocket park and neighborhood park (or a community or regional park) within one mile of their home.*

Strategy 9.2.1: Ensure that all new parks and trails comply with the design standards set forth in the *San Luis Land Use Code* and with state and federal rules and regulations.

Strategy 9.2.2: Provide recreational facilities for people to have the opportunity to learn about San Luis's history, history of the Beaubien Land Grant, La Sierra, La Vega, the Acequia System, and its natural environment.

*Policy 9.3: Work with local governments and districts, the land development community, Great Outdoors Colorado, local businesses, the trails project group, and government agencies to develop parks, trails, community gardens to educate and be in touch with the Costilla Counties agricultural organic history also by encouraging pride in the cultural provide recreational facilities, by preserving open space and Acequias.*

*Policy 9.4: Encourage development to integrate open areas, trails and recreational opportunities in their design and construction and consideration towards the culture and agricultural background, water consumption and community opinion.*

*Policy 9.5: Develop multi-use trails, pedestrian sidewalks, equestrian trails, bike routes that provide safe and enjoyable access throughout San Luis.*

Strategy 9.5.1: Evaluate the potential for adding on-street and off-street bike lanes to existing streets to allow bicycles to be separated from traffic lanes.

Strategy 9.5.2: Evaluate existing sidewalks for maintenance needs, missing connections, and other below-standard issues and prioritize improvements based on available funding and community input.

Strategy 9.5.3: Ensure that all proposed development follows the Town standards for trail linkages to provide an integrated system of trails for the community.

Strategy 9.5.4: Identify missing trail linkages through existing development and work with the landowners to construct these trails.

Strategy 9.5.6: Maintain a trail system that will provide safe connections to schools, the Recreation Centers, neighborhoods, parks and commercial areas.

*Policy 9.6: Cooperate with private landowners, developers, the Centennial School District, utility companies and ditch companies and associations to facilitate trail connections and to acquire funding.*

Strategy 9.6.1: Coordinate trails design with the design of drainage ways. Carefully consider safety and impacts to wildlife and wetland areas when determining the alignment of trails.

Strategy 9.6.2: Develop cooperative agreements with ditch companies and associations regarding joint use of ditch rights-of-way for trails. Agreements should address safety, maintenance, and liability issues.

Strategy 9.6.4: Work with Costilla County and neighboring municipalities to determine appropriate locations for trails, to link communities, facilitate land acquisition, pursue funding opportunities and construct trails.

Strategy 9.6.5: Monitor trails initiatives within the planning area and adjacent communities to maximize potential for connections and cooperative funding.

Strategy 9.6.6: Cooperate with utility companies and oil and gas companies to allow the joint use of existing utilities, oil and gas easements for trails.

*Policy 9.7: Acquire right-of-way for trails, parkland, and open space through negotiation and consensus.*

Strategy 9.7.1: Work with landowners/developers at the pre-application meeting and visioning session for a proposed development to determine appropriate locations for parks, trails, and open space on the property.

Strategy 9.7.2: Notify the public regarding decisions related to park and conceptual trail designs and land acquisitions through public notification, open houses, design charities, and other forms of correspondence that access both the English- and Spanish-speaking populations.

*Policy 9.8: Encourage community participation in park and trail design, development and maintenance.*

Strategy 9.8.1: Host workshops, design charities, and meetings with the Recreation District, Centennial School District, Parks and Open Space Commission, teachers, and citizens to integrate educational elements in Town parks and trails and community gardens.

Strategy 9.8.2: Cooperate with the Costilla County Youth Conservation Corps and other local programs to hire local youth to help build and maintain parks and trails and community gardens.

Strategy 9.8.3: Utilize San Luis's parks and trails by hosting community events such as community walks/runs, guided nature walks, outdoor movie nights, outdoor concerts and community celebrations.

***Goal 10 – Encourage the expansion of parks, trails, community gardens, and recreation facilities as the town to create balance and help connect the community.***

Strategy 10.1.1: Evaluate the existing /Highway 159 and Main Street interchange and road intersections, and improve or add additional pedestrian accesses wherever possible.

Strategy 10.1.2: Cooperate with the Colorado Department of Transportation and property owners adjacent to Highway 159 to provide safe, off-street pedestrian access near the highway.

Strategy 10.1.3: Cooperate with the Colorado Department of Transportation to integrate expanded pedestrian crossings into any improvements to the Highway 159 interchange as well as any future interchange in San Luis.

Strategy 10.1.4: Require new development both east to incorporate pedestrian trails that will facilitate access to other areas of the community.

*Policy 10.2: Seek to provide a major community facility (such as a youth center)*

***Goal 11 – Preserve significant natural, cultural, and agricultural resources within the planning area and maintain the rural character of San Luis.***

*Policy 11.1: Identify and encourage the preservation and enhancement of important natural and cultural resources within the Town's jurisdiction.*

Strategy 11.1.1: Integrate natural areas into San Luis's parks, trails, and open space network.

Strategy 11.1.2: Develop intergovernmental agreements with Costilla County regarding the identification and preservation of unique natural features.

Strategy 11.1.3: Form creative public-private partnerships and cooperate with landowners to preserve, enhance, and/or acquire significant natural, cultural, and agricultural areas within San Luis's Planning Area.

Strategy 11.1.4: Develop a prioritized list of significant open space areas that the Town would like to acquire.

Strategy 11.1.5: Explore funding and acquisition opportunities to acquire open space.

*Policy 11.2: Identify and encourage the preservation of significant agricultural lands, scenic view corridors, and community gateways.*

Strategy 11.2.1: Encourage and direct development close to the core community to maximize the funds invested in public infrastructure and to preserve open lands, particularly in the peripheries of the Town.

Strategy 11.2.2: Encourage landowners to utilize preserve open space in the areas, utilize and protect the acequia system.

## **Environment**

Protecting the environment is an important goal to the Town of San Luis. San Luis can maintain sensitive land and water for future generations, protect valuable wildlife habitat, prevent loss of biodiversity, conserve the exhaustible supply of natural resources and farmland, and enhance the area's quality of life through environmental protection and cultural promoting pertaining to environmental jurisdictions.

### **Goal 12 – Protect and enhance the Town of San Luis's environmental quality and natural resources.**

*Policy 12.1: Evaluate all new developments' cumulative impact on the environment and their compliance with noise, air, and water quality standards.*

Strategy 12.1.1: Explore alternative transportation options from single occupancy vehicles.

Strategy 12.1.2: Petition to be included in the regional transportation district or company, which can provide transit routes to Alamosa and other communities within the San Luis Valley.

Strategy 12.1.3: Work closely with water providers to ensure that drinking water is safe, clean, and free of harmful chemicals and bacteria.

Strategy 12.1.4: Implement the use of non-potable or recycled water irrigation systems in new development where it is feasible.

Strategy 12.1.5: Protect natural lands from the influences of development, regardless of size, with adequate buffers and mitigation measures.

Strategy 12.1.6: Preserve and protect the floodplain for San Luis another natural drainage channels by closely following Land Use Code regulations.

Strategy 12.1.7: Encourage development patterns that feature alternative modes of transportation such as pedestrian and bicycle trails.

Strategy 12.1.8: Develop noise standards that are enforceable and protect residences from all sources of excessive noise pollution.

*Policy 12.2: Encourage a growth pattern for the Town that preserves natural areas and resources, and protects citizens from environmental hazards.*

Strategy 12.2.1: Design all development in a manner that protects natural features, such as wetlands, stream corridors, valuable wildlife areas and corridors, significant stands of vegetation, lake shores and other sensitive areas as defined by the Town.

Strategy 12.2.2: Consider enhancement of natural areas as the influence of development impacts them.

Strategy 12.2.3: Seek partnerships with adjacent jurisdictions to pool resources to protect locally and regionally valuable lands.

Strategy 12.2.4: Develop a system of publicly owned land to protect sensitive wildlife habitat and conservation sites, stream and drainage corridors within the, and community heritage sites to provide a range of educational, interpretive, and recreational programs to meet the community needs.

Strategy 12.2.5: Provide a variety of recreational opportunities through an interconnected framework of open lands including parks, trail corridors, and natural areas.

Strategy 12.2.6: Utilize floodplains and major drainage ways for parks and trails to preserve natural areas and minimize the potential for property damage.

*Policy 12.3: Promote the conservation of natural resources.*

Strategy 12.3.1: Promote the use of native and adaptable plants to the Costilla County.

Strategy 12.3.2: Encourage the use of Xeriscape principles.

Strategy 12.3.3: Promote creative landscape design and use of material that conserve water.

Strategy 12.3.4: Encourage energy efficient building design and orientation.

Strategy 12.3.5: Encourage building orientations that take advantage of the sun, and prevent adjacent structures from blocking direct sunlight.

Strategy 12.3.6: Promote the planting of shade and fruit trees in appropriate areas to provide shade from summer sun and natural cooling and that will double in providing fresh fruit source.

Strategy 12.4.1: Contact state and federal regulators to determine if any aid is available to reclaim abandoned wells and lands.

### **Goal 13 – Reduce solid and hazardous waste.**

*Policy 13.1: Develop programs that encourage residents to reduce, reuse and recycle and properly dispose of solid and hazardous waste.*

Strategy 13.1.1: Collaborate with trash companies to provide and advertise recycling drop-off locations and to consider developing a curbside recycling program.

Strategy 13.1.2: Participate in a recycling program which provides facilities for residents to drop off all types of recyclable items, such as paper, plastic, metal, yard waste, Christmas trees, and other materials.

Strategy 13.1.3: Promote programs and techniques for composting and mulching.

## **Cultural, Historical, Educational, and Human Service Opportunities**

The cultural, historic, educational, and human service element of the Comprehensive Plan addresses the human needs of the Town's residents in relation to community well-being and quality of life. San Luis has as a strong cultural and historic background that should be shared with residents and visitors. Human services provision is a strong point for San Luis that the community would like to continue to support. Considering the continued growth of the Town, it would be beneficial for San Luis to foster a stronger feeling of community cohesiveness so all residents feel like they belong.

### **Goal 14– Maintain a high quality of life for San Luis residents by supporting and expanding cultural, historic, educational, and human service opportunities.**

*Policy 14.1: Expand the cultural and historic opportunities available to residents and visitors.*

Strategy 14.1.1: Continue support of the museum and develop additional exhibits and educational resources about the cultural and history of San Luis and Costilla County.

Strategy 14.1.2: Investigate ways to establish an auditorium/theatre and a community center for the Citizens by collaborating with Costilla County and the Town of San Luis

Strategy 14.1.3: Prioritize preservation efforts of historically valued buildings.

Strategy 14.1.4: Establish and advertise museum hours.

Strategy 14.1.5: Encourage the purchase of additional land for civic use in areas of growth.

*Policy 14.2: Support the current educational system and investigate expansion opportunities to meet the educational needs of residents of all ages.*

Strategy 14.2.1: Cooperate with the Centennial School District to designate and reserve future school sites to accommodate growth.

Strategy 14.2.2: Initiate discussions with the Centennial School District to develop agreements for sharing facilities and overcoming current financial obstacles.

Strategy 14.2.3: Encourage the Centennial School District to expand adult education opportunities such as offering vocational training courses, continuing evening classes at the high school, and offering college classes in San Luis

*Policy 14.3: Continue to support both public and private, non-profit human service programs, and other service programs in San Luis to meet the financial and social needs of all citizens.*

Strategy 14.3.1: Encourage the community to continue to support the non-profit programs with donations of time, money, food, clothing, and other required resources.

Strategy 14.3.2: Examine senior center programs to determine where additional services and/or activities are needed to better meet the needs of senior citizens.

Strategy 14.3.3: Encourage local entities to offer programs and activities for youth through the recreation center. Their resources to more efficiently and effectively meet the financial and social needs of all residents.

**Goal 15 – Create a feeling of community cohesiveness within the Town of San Luis.**

*Policy 15.1: Promote the continuation and expansion of Town events to improve citizen involvement in the community.*

Strategy 15.1.1: Continue, expand, and encourage citizens to get involved in traditional celebrations and activities such as Santa Ann and Santiago celebrations.

Strategy 15.1.2: Ensure that public buildings and parks are available for citizens or organizations that want to facilitate new community events.

Strategy 15.1.3: Develop programs and activities through the senior center that seniors and youth can participate in together.

Strategy 15.1.4: Encourage downtown public art displays.

*Policy 15.2: Improve citizen awareness of and involvement in community events and opportunities.*



Strategy 5.2.1: Designate convenient, centrally located areas where community event flyers, and public notices can be posted, and then notify all residents of these posting areas. Provide a website or social media page for information.

Strategy 15.2.2: Approach local business and ask them to sponsor community events.

Strategy 15.2.3: Invite citizens to volunteer to help run and organize community facilities and activities, especially those theater under-funded.

Strategy 15.2.4: Provide the *Town of San Luis Newsletter* to keep residents updated on current Town events.

## *Comprehensive Plan Definitions*

### **Definitions**

**Agricultural Land** – Land that is being used for agricultural activities.

**Character** – Those attributes, qualities, and features that make up and distinguish an area and give such an area a sense of purpose, function, definition, and uniqueness.

**Cultural Assets** – Buildings, locations, and other features considered historically or socially significant to the community.

**Floodplain or Flood hazard Area** – An area which has been designated by the Board of Trustees, the Colorado Water Conservation Board, or the Federal Emergency Management Agency (FEMA) as susceptible to flooding.

**Geologic Hazards** – Unstable or potentially unstable slopes, undermining, faulting, landslides, rockfalls, flood, wildfire, or similar naturally occurring dangerous features or soil conditions or natural features unfavorable to development.

**Historic District** – An area related by historical events or themes by visual continuity or character or by some other special feature that helps give it a unique historical identity. Such area may be designated a historic district by local, state, or federal government and given official status and protection.

**Historic Site** – A structure or place of historical significance. Such structure or place may be designated a historic site by local, state, or federal government and given official status and protection.

**Land Use Code** – San Luis Land Use Code.

**Municipality** – An incorporated city or town.

**Neighborhood** – A geographical area, the focus of which is residential uses, but also may include a mixture of activities that people need to live. A *neighborhood* may include a diversity of housing types, schools, parks, shopping and jobs, and a civic component.

**Open Space** – Any land or water area with its surface open to the sky, which serves specific uses of: providing park and recreation opportunities, conserving natural areas, wildlife habitat, agricultural areas and environmental resources,

structuring urban development form, and protection areas of agricultural, archeological, or historical significance.

**Planning Area Boundary** – The area surrounding the Town that will be considered for annexing and developing.

**Quasi-Public** – Having the nature or characteristics of being public, but owned by a private or not-for-profit entity.

**Rural Residential** – A very low-density residential district intended to encourage the preservation of open space, natural features, and agricultural land in conjunction with the clustering of single-family detached dwellings.