

Instructions:

Before the course, select four of the 11 tool topics to insert into the presentation, including at least one tool from each of the three goal categories. Replace each tool placeholder slide with the slides associated with each selected tool by moving or copy/pasting the slides from this section into the placeholder space. Delete the placeholder slide.

The goal categories are identified at the bottom of each tool slide and include:

1. Support the Rural Landscape
2. Help Existing Places Thrive
3. Create Great New Places

Select tools that are relevant to the region where the module will be conducted. Each tool discussion features a real-world example of where it has been used. You may choose to select the tools with examples in a region the same or similar to the workshop location. For example, an instructor conducting a workshop in a rural Midwestern community may select tools that have examples pulled from other Midwestern areas (such as tools #8 and #10).

You may also tailor the selection of the tools to the workshop based on your knowledge about the needs or existing conditions of the region. For example, if a region is already using a Transfer of Development Rights Program (tool #4), it would be best to select a different tool from Goal #1 to introduce new concepts or ideas to the participants.

Finally, choose tools that you will be comfortable presenting and answering questions about. Prior to selecting the tools, you may find it valuable to review the detailed explanations of the tools are available in Handout Two: Putting Smart Growth to Work in Rural Communities.

MENU OF TOOL TOPICS (Choose 4 out of the 11 listed)



Instructions:

Tool #7 begins with this slide. It focuses on the second goal and the third strategy listed under it on Handout One: Putting Smart Growth to Work in Rural Communities.

If you choose this tool to for discussion, replace one of the tool placeholder slides with the slides associated with this tool by moving or copy/pasting the slides from this section into the placeholder space. Delete the placeholder slide.



Script:

“The second goal we discussed earlier was to help existing places thrive. We must take care of existing assets and investments, such as downtowns, infrastructure, and places the community values. One strategy is to build on past community investments. We will identify some tools and policies that support that strategy, and then we will focus in on one specific tool, adaptive reuse.”

Slide: 1

Time: 1 Minute

Instructions:

Introduce the strategy, and mention the possible tools and policies related to it.

Script:

“To make the most efficient use of limited public resources, try to build on past community investments rather than starting from scratch. Possible tools and policies related to this strategy include: adaptive reuse and school rehabilitation. The following three slides will provide a brief overview, benefits, and an example of adaptive reuse as a way to build on past community investments.”

Strategy C: Build on Past Community Investments

To make the most efficient use of available resources and strengthen community assets, restore and reuse past community investments.

Tools and Policies

- Adaptive reuse
- School rehabilitation



Goal #2: Help Existing Places Thrive

Slide: 2

Time: 1 Minute

Instructions:

Explain the concept of adaptive reuse.

Script:

“Adaptive reuse involves recycling existing buildings for new uses, rather than demolishing them and building new structures in their place. This is a strategy to meet demand for modern buildings while preserving community assets that make a place distinctive. Federal and state historic preservation tax credits are a valuable incentive that can help building owners to create a financially viable project. It is important that local building regulations in your community are geared to facilitate adaptive reuse, so that regulatory barriers do not discourage property owners.”

Strategy C: Build on Past Community Investments

Adaptive Reuse

- Recycle existing buildings
- Use federal & state historic preservation tax credits help with financing
- Tailor local building regulations to facilitate it



Goal #2: Help Existing Places Thrive

Slide: 3

Time: 1 Minute

Instructions:

Explain the benefits of adaptive reuse.

Script:

“By adaptively reusing older buildings, a community maintains its unique identity and a sense of place rooted in local history. As we’ve discussed, this can support economic development by attracting and retaining residents and businesses. Adaptive reuse also conserves resources and reduces waste that would otherwise occur from building demolition. In addition, it also encourages reinvestment in mature neighborhoods, rather than abandonment or disinvestment which can lead to neighborhood decline and other related social and economic problems.”

Strategy C: Build on Past Community Investments

Benefits of Adaptive Reuse

- Maintains unique identity and sense of place
- Conserves resources
- Promotes reinvestment in mature neighborhoods



Goal #2: Help Existing Places Thrive

Slide: 4

Time: 1 Minute

Instructions:

Explain an example of successful adaptive reuse.

Script:

“In 1902, the Carver Power Plant was built to provide the town of Steamboat Springs with electricity. The plant enabled the town to be the first in its county to have electricity, and the steam, a by-product of the system used to create electricity, was used to heat nearby schools and residences. In 1962, the plant property was sold, shifting it from use as a power plant to a storage building.

In 1999, Steamboat Springs’ municipal leaders became interested in the property as a potential site for expanded city offices and public meeting rooms. Faced with a choice of expanding to a site on the city’s outskirts or adaptively reusing an existing historic structure, the city decided to invest in its past. With financial and technical assistance from the State Historical Fund, the City repaired and restored the plant’s roof, exterior and interior brick walls, original doors and windows, concrete and plank flooring, and mechanical systems. Nearly a hundred years after its construction, the newly restored power plant is now the focal point of a larger municipal campus located in the heart of downtown Steamboat Springs.”

Strategy C: Build on Past Community Investments

Example of Adaptive Reuse

Centennial Hall, Steamboat Springs, CO

- Carver Power Plant built in 1902
- Rehabilitated in 2001 to become a new public facility



Goal #2: Help Existing Places Thrive

Slide: 5

Time: 2 Minutes

Additional Information:

For more information, review the project summary on the History Colorado website:

<http://www.historycolorado.org/oahp/steamboat-springs-power-plant>