

CITY OF ALAMOSA PLANNING COMMISSION

April 24, 2024
6:00 PM
Council Chambers, 300 Hunt Avenue

Mission Statement: We are committed to providing balanced, effective and efficient public services for our residents, visitors and businesses by cultivating a vibrant, resilient and livable city.

Any person needing reasonable accommodation to attend or participate in a public meeting, please contact the Alamosa City Clerk's office by telephone (719) 589-2593, by email cityclerk@ci.alamosa.co.us, in person at 300 Hunt Avenue, or by mail at POB 419, Alamosa, CO 81101.

AGENDA

I. Call to Order

II. Roll Call

III. Agenda Approval

IV. Approval of Minutes

A.

V. Public Comments

VI. Regular Business

Request for a Waiver of the Parking Lot Location Standard and a Reduction of the Required Front Parking Setback

VII. Other Business

A.

VIII. Staff Updates

IX. Adjournment

ALAMOSA PLANNING COMMISSION COMMISSION COMMUNICATION

ATTACHMENTS:

Description	Type
▢ Minutes from March 27, 2024	Minutes

Planning Commission
March 27, 2024
6:00 p.m.
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on March 27, 2024 at 6:00 p.m. by Chairman Mark Manzanares. Present were the following members: Mark Manzanares, John Adams, Sandra Ortega and Reyna Martinez. A quorum was declared. Excused was Ralph Symbleme. Staff present: Deacon Aspinwall and Nicole Valdez.

Agenda Approval: M/S/C. Martinez/Ortega. Motion to approve agenda as presented. All in favor, none opposed.

Approval of the Minutes: M/S/C. Martinez/Adams. Motion to approve minutes of the February 28, 2024 meeting as presented. All in favor, none opposed.

Public Comments:

No Public Comments

Regular Business:

None

Other Business:

A. Staff Updates:

- 1) -Hunt Avenue Cultural Trail (30% design done)
- 2) -Dark Skies - Work session went as expected, same thoughts/feelings as PC
- 3) -Levee - walkthrough planned for May
- 4) -Non-conforming to Conforming Use - Ratefied by Council

B. Code Enforcement Updates: None

After no further business, the meeting was adjourned at 6:02 p.m.

Respectfully Submitted,

Nicole Valdez, Recording Secretary

ALAMOSA PLANNING COMMISSION

COMMISSION COMMUNICATION

Subject/Title:

Request for a Waiver of the Parking Lot Location Standard and a Reduction of the Required Front Parking Setback

Background:

The subject property is located at approximately 601 State Avenue on the former Walsh Hotel site, otherwise known as Lots 17-50, Block 38 of the Alamosa Subdivision, Assessor's Parcel Numbers 541310225016, 541310225023, and 541310225024. The lots are located in the Central Business District (CBD) zone, with a current use of *Motor Vehicle Parking* and vacant. See the attached location map. The properties are currently owned by the City of Alamosa, but involved in a property swap agreement with the applicant in exchange for the properties across State Avenue (formerly the "Pink Elephant" site), complete with a new parking lot. See attached agreement between the applicant and the City of Alamosa. The applicant intends to construct a four story, 91-room upscale hotel. The completed and sufficient Land Use Application was delivered to the Development Services Department on 4/1/2024. Mailing and posting requirements have been met pursuant to **Table 21-8-511**.

The applicant is requesting a variance for relief from two parking-related requirements in **Sec. 21-5-209(a)(1)** and **Sec. 21-4-804(g)(1)** of Alamosa's Unified Development Code (UDC). The first provision requires that parking lots be set back 10 feet from the front property line, and five feet from the other property lines; the applicant is requesting a five-foot front parking setback. The second request would be a waiver of a requirement in the Downtown Design standards, which requires parking lots to be located in the rear of the property. The applicant is requesting that the parking lot be allowed to be in front of the building due to concerns with the buildup of ice in the winter time. See the owner's full request narrative, attached. A preliminary site plan has been drawn, but it does not reflect the request being made. See the site plan, attached.

Analysis and Impact:

Per **Sec. 21-8-702(b)**, variances may be granted by the Zoning Board of Adjustments when:

- (1) The strict application of this UDC would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property;
- (2) The relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this UDC;
- (3) There are unique physical circumstances or conditions such as exceptional irregularity, narrowness, or shallowness of a specific piece of property at the time of the enactment of this UDC, or by reason of exceptional topographic or other physical conditions, or other extraordinary and exceptional situation or condition peculiar to the affected property;
- (4) That the unusual circumstances or conditions do not exist throughout the neighborhood or zone in which the subject property is located;
- (5) That because of such physical circumstances or conditions, the subject property cannot reasonably be developed in conformity with the provisions of this UDC;
- (6) That such unnecessary hardship has not been created by the applicant;
- (7) That the variance, if granted, will not alter the essential character of the neighborhood or zone in which the property is located, nor substantially or permanently impair the appropriate use or development of adjoining property;
- (8) That the variance, if granted, is a minimum variance that will afford relief and is the least

modification possible of the provisions which are in question.

In evaluating this request to the standards referenced above, staff finds that the meets the standards for which Planning Commission may grant a variance. In reference to the applicant's request, as they pertain to the standards of Sec. 21-8-702(b), staff finds that:

- (1) The UDC creates a substantial hardship upon the owner of the property. When this area was originally platted in the late 1870s, motor vehicles did not exist, nor were our communities designed around them. Redeveloping sites in constrained areas such as downtown require flexibility.
 - (2) The relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this UDC. On the contrary, the parking lot setback reduction allows the site to flow better and more safely, allowing larger vehicles to maneuver more easily. A reduced setback of 5 feet still allows for safe ingress and egress while maximizing usable space. The code already requires a seat wall between the parking lot and the sidewalk, so there will be visual and physical buffering already. Allowing the parking lot to be located in the front will eliminate extended wintry conditions that would exist if the building were in front of the parking lot; the shade from the building would cause ice accumulation and be less safe. While less desirable, the development pattern along Sixth Street is already parking lot centric.
 - (3) Again, these lots were not platted with modern vehicle-centric design, causing the hardship.
 - (4) Seldom do we see such a new, large development in the Central Business District, so these kinds of issues do not frequently arise. We know that ice has a tendency to develop in the shade of buildings downtown.
 - (5) Without a variance, there is no feasible way to establish the new use, which has dire consequences for the local economy.
 - (6) The hardship has not been created by the applicant.
 - (7) The variance, if granted, would not alter the character of the area or impair the development of adjacent properties. The development character along Sixth Street is already parking-dominated, and the applicant can meet all of the parking requirements otherwise. The parking lot setback reduction will be offset by the seat wall as proposed.
 - (8) The variance being requested is the minimum feasible to facilitate the best use of the property. The request is supplemented by the applicant's evidence as provided.
- The request is a sensible and reasonable one in order to achieve a more logical property layout and maximize the use of the property with 91 guest rooms. This, in turn, allows for larger vehicles to comfortably maneuver in the parking lot, reduces ice buildup, maximizes on-site parking spaces, and reduces vehicle trips downtown, which then in turn, lends itself to a more walkable downtown where visitors are likely to spend outside dollars on local dining and shopping. Using the economic impact formula, staff anticipates that the first year (including construction and operation) will have a direct impact of approximately \$21.9 million with a total estimated impact of \$39.2 million when multipliers are applied. Following years, the direct economic impact is estimated at \$11.9 million and the total estimated impact is \$20.2 million. For comparison, an economic impact study released in December of 2018 demonstrated that Adams State University and Trinidad State College have a combined economic impact of \$102.2 million dollars annually. See attached economic impact report. From a planning and community character perspective, the development will still meet the downtown design standards, making this request relatively minor in comparison to the outsized positive impacts it will have on the community.

Recommended Action:

Staff recommends that Planning Commission, acting as the Zoning Board of Adjustments, **approve** the variance request because the request meets the provisions set forth in **Sec. 21-8-**

702(b). The request will facilitate the highest and best use of a parcel in Alamosa's downtown. The development will be in line with all other downtown design standards, and act as an anchor for economic development; every planning and economic development expert will attest that this kind of development is the most critical to the long-term success of a downtown.

Sample findings and motion. Motions are provided for suggestion and as a template only, and are not required to be followed: I find that the request for relief from the parking setback and location requirements at 601 Sixth Street meets the requirements for which a variance may be granted. Granting the variance is necessary for the highest and best use of the property, and the economic benefits anticipated with the development of this property outweigh any minor code modifications. For these reasons, I move to approve the request as presented.

Alternatives:

The following is a non-exclusive list of actions that Planning Commission may take.

(Recommended action) Planning Commission, acting as the Zoning Board of Adjustments, may choose to **approve** the variance request for relief from **Sec. 21-5-203**.

Planning Commission may **approve** the request, and may further attach **with** said approval any reasonable **conditions**.

Planning Commission may **deny** the request. If Planning Commission decides to deny the variance, it must provide findings of fact outlining how the request does not meet the standards of **Sec. 21-8-702(b)**.

Relevant Code:

Sec. 21-5-209. - Parking Lot Design Standards

(a) Parking Lot Design.

(1) All surface parking spaces for multifamily and nonresidential uses shall be set back 10 feet from the front lot line and five feet from all other lot lines, except that parking lots on adjoining lots may be connected.

Sec. 21-4-804. - Downtown Design Standards.

(g) Off-Street Parking.

(1) Where parking is provided on-site and in conjunction with a building, all parking shall be located at the rear or to one side of the building. To the maximum extent feasible, ingress and egress to parking lots shall be from an alley.

(2) Parking that is located to the side of the building shall be buffered from the public sidewalk (except at points of vehicular ingress and egress) with a three-foot high masonry wall that includes a "seat wall" component that is between 18 and 20 inches high (including the cap) and at least 12 inches in depth (at the cap). If the parking lot is accessed from the street, the wall shall be set back three feet from the public sidewalk.

Sec. 21-8-702. - Variances

(b) Other Variances. The Board of Adjustment may grant or deny variances from the provisions of this UDC when:

(1) The strict application of this UDC would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property;

- (2) The relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this UDC;
- (3) There are unique physical circumstances or conditions such as exceptional irregularity, narrowness, or shallowness of a specific piece of property at the time of the enactment of this UDC, or by reason of exceptional topographic or other physical conditions, or other extraordinary and exceptional situation or condition peculiar to the affected property;
- (4) That the unusual circumstances or conditions do not exist throughout the neighborhood or zone in which the subject property is located;
- (5) That because of such physical circumstances or conditions, the subject property cannot reasonably be developed in conformity with the provisions of this UDC;
- (6) That such unnecessary hardship has not been created by the applicant;
- (7) That the variance, if granted, will not alter the essential character of the neighborhood or zone in which the property is located, nor substantially or permanently impair the appropriate use or development of adjoining property;
- (8) That the variance, if granted, is a minimum variance that will afford relief and is the least modification possible of the provisions which are in question.

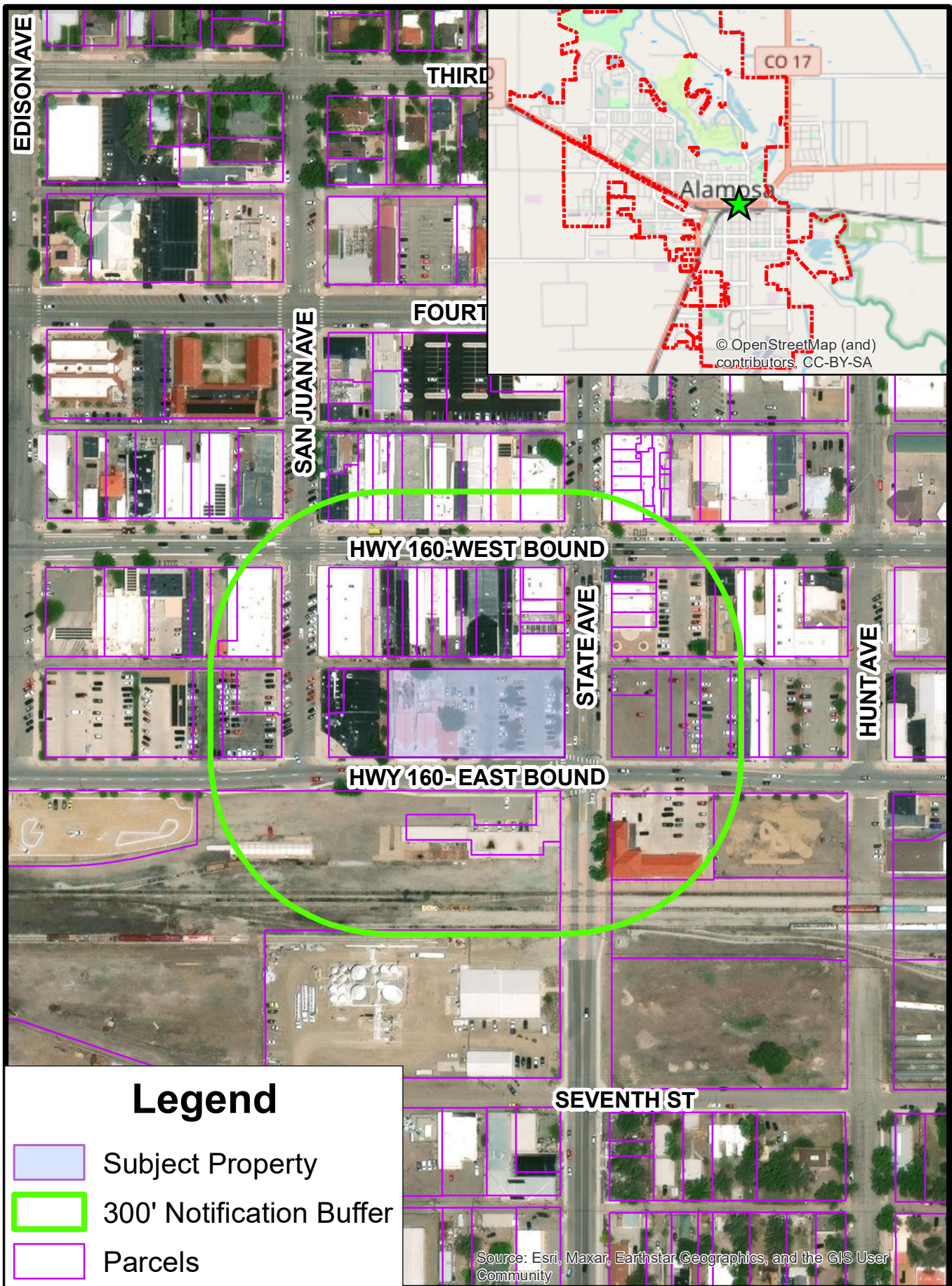
(c) **Referral to Planning Commission.** The Zoning Board of Adjustment may request a recommendation from the Planning Commission to assist it in determining if the above requirements have been satisfied. Further, the Zoning Board of Adjustment may require that a special variance application form be completed by the appellant to ensure that the appellant fully understands the criteria on which the board must base its findings.

(d) **Prohibitions.** The Zoning Board of Adjustment may not grant variances from the provisions of this UDC covering the use or density of land or buildings, or the provisions governing planned unit developments. In granting any variance, the Zoning Board of Adjustment may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this UDC.

ATTACHMENTS:

Description	Type
□ Location Map	Backup Material
□ Property Agreement	Backup Material
□ Owner Request Narrative	Backup Material
□ Site Plan	Backup Material
□ Economic Impact Report	Backup Material

601 Sixth Street Variance Request



AGREEMENT FOR DEVELOPMENT OF DOWNTOWN HOTEL

THIS AGREEMENT is entered into this ____ day of _____, 2023, between the City of Alamosa, Colorado (the “City”), a home rule municipality, and Manish Patel (“Patel”), to set forth the parties’ agreement concerning development of Lots 17-28, Block 50 , City of Alamosa.

1. Patel is, or will be, the owner of the entirety of Lots 28-32, Block 51, City of Alamosa (the “Pink Elephant Site”).
2. The City is the owner of the entirety of Lots 17-28, Block 50, City of Alamosa (the “Walsh Site”).
3. The City is the owner of Lots 25-27, Block 51, City of Alamosa.
4. A sketch showing the properties involved in this transaction is attached to this Agreement as Exhibit A.
5. Patel desires to develop a hotel on the Walsh Site.
6. The City desires to facilitate Patel’s development of a hotel on the Walsh Site, and in conjunction therewith and furtherance thereof, to have Patel construct a semi-public parking lot on Lots 25-32, Block 51, City of Alamosa (The Pink Elephant Site plus Lots 25-27, Block 51, City of Alamosa, owned by the City). If, prior to Patel submitting the plan for development of the parking lot as referenced in paragraph 15, below, the City is able to acquire from a third party the right to develop Lot 24, Block 51, City of Alamosa (the “Oscars Lot”) as part of the parking lot, it shall be included in construction of the parking lot. The parking lot will be owned by the City after completion of the conveyance referenced in paragraph 9, below.
7. The City desires to have a hotel operated on the Walsh Site as an anchor attraction for downtown Alamosa, which will bring visitors to the downtown area, thereby encouraging further development and utilization of the downtown, creating a positive financial and cultural impact to the downtown.
8. The City agrees to convey the Walsh Site to Patel, upon the terms and conditions set forth in this agreement.
9. Patel agrees to convey the Pink Elephant Site to the City, upon the terms and conditions set forth in this agreement.
10. The mutual transfers referenced in paragraphs 8 and 9 above shall take place within 30 days of the City’s approval of the plans referenced in paragraph 15, below. Conveyance shall be by special warranty deed. The City’s deed to Patel for the Walsh Site shall carry a reverter clause, such that the Walsh Site shall revert to the City in the event Patel fails to

obtain a certificate of occupancy for the hotel by July 1, 2027, or such date to which that deadline may be extended for a Force Majeure event, as discussed in paragraph 15, below. Closing shall occur at Southwest Title, Inc. located at 408 San Juan, Alamosa, CO 81101. The parties shall each pay one-half of the closing costs. Title insurance shall be provided for each site to be paid for by the conveying party.

11. The City agrees to dedicate sufficient parking spaces located in the public parking lot to be constructed by Patel on Lots 25-32, Block 51, City of Alamosa, to satisfy the City's parking requirements when used in conjunction with parking developed on the Walsh Site. Patel shall design the parking on the Walsh Site to achieve as much of the required parking for the hotel as is feasible on the Walsh Site. The exact number of parking spaces in the new City Parking lot to be dedicated to hotel use shall be determined within thirty (30) days of Patel submitting his final site plan to the City. In the event that the number of dedicated spaces is greater than 30, Patel's reimbursement under paragraph 16 below shall be reduced by a ratio that has as its numerator the number of dedicated spaces greater than 30, and as its denominator the total number of spaces in the lot. The dedicated spaces shall be located at the northeast corner of State Avenue and 6th Street and shall serve as overflow parking for the hotel for so long as the property is operated as a hotel. The spaces will be signed to limit parking to hotel guests between the hours of 3:00 p.m. to 9:00 a.m. Such parking spaces shall be dedicated by a license to Patel or his successor or assigns. The exact terms of the license shall be negotiated and agreed upon prior to Patel receiving a certificate of occupancy; however, such license shall include exclusive use to the hotel subject to the time limitations expressed in this Paragraph 11. Should the City, in the future, require parking fees of any nature for the public parking lot, such fees shall not be enforced on the dedicated parking spots dedicated to hotel parking.
12. Patel agrees to develop an approximately 89-unit hotel of up to five stories on the Walsh Site, and a public parking lot on Lots 25-32, (and Lot 24, if the City obtains the right to do so as referenced in paragraph 6, above) Block 51, City of Alamosa. The hotel shall be permitted to be a five story hotel upon approval by the City. The hotel may include extended stay rooms with kitchenettes. The parking lot shall be constructed in accordance with the City's Construction Standards (2022 Revision).
13. The City recognizes that Patel desires to utilize the alleyway situated in the block between Main Street and Sixth Street and situated between State Avenue and San Juan Avenue for access to the hotel and as a fire lane. The City agrees that, if the alleyway is used for hotel purposes, it will not vacate or otherwise convey the alleyway or authorize inconsistent or conflicting uses so long as it is used by Patel for hotel purposes. Patel will follow the City's standard development approval process, as set forth in Division 8-5 of the City's Unified Development Code, for development of the hotel complex, and the use of the alley may be specifically set forth on such plan.
14. Given Patel's desire to utilize the alleyway as described above, the City intends to apply for grants for the undergrounding of utilities and other general improvements in the alleyway between State Avenue and San Juan Avenue. Should the City be unsuccessful

in securing grants, and Patel nonetheless desires that the alleyway project be completed, he shall so inform the City in writing, with the acknowledgement that he will reimburse the City for expenses incurred as part of the alleyway project, to include design and engineering, utility lateral lines and alleyway resurfacing. If Patel so informs the City of his intent to use the alleyway and be responsible for hotel-related costs, then the City will complete the alleyway improvements utilizing the Underground Fund for the undergrounding of the main transmission line and Enterprise Fund for any stormwater and sanitary sewer improvements needed as part of the alleyway improvement and unrelated to the construction of the hotel. In the event that the expenses related to the alleyway project for which Patel is responsible exceed the parking lot reimbursement described in paragraph 11, above, Patel shall reimburse the City for that difference prior to issuance of a certificate of occupancy for the hotel. The reimbursement may be in the form of a promissory note with thirty percent (30%) down and the balance to be paid within 3 years at five percent (5%) interest, compounded annually. Patel may pay the entire loan prematurely without penalty. Patel remains responsible for any infrastructure costs associated with the construction of the hotel.

15. Patel shall submit completed plans for the hotel by September 30, 2024 and for the public parking lot to the City by December 1, 2024. Patel shall begin construction no later than May 1, 2025, and complete construction of the hotel and public parking lot and obtain a certificate of occupancy for the hotel by July 1, 2027, unless delay for completion of construction is caused by a Force Majeure event. A “Force Majeure event” means any event or circumstance beyond the reasonable control of Patel, including act of God, fire, explosion, flood, earthquake, tornado, hailstorms that contains a mix of hail stone in diameter of a nickel or larger, or other physical natural disaster (but excluding normal and common weather conditions regardless of severity), epidemic, power failure, governmental actions, war or threat of war, acts of terrorism, national emergency, riot, civil disturbance, sabotage, labor disputes and strikes. Where there is a Force Majeure event, Patel shall immediately notify the City, giving full particulars of the Force Majeure event and the reasons preventing or delaying Patel in completing the hotel, together with an estimate of the additional time necessary to complete construction in light of the Force Majeure event. Patel shall employ reasonable efforts to mitigate the effect of the Force Majeure event. In the event Patel has not obtained a certificate of occupancy for the hotel by July 1, 2027, the reimbursement referenced in paragraph 16, below, will be reduced by \$500/day for every day after July 1, 2027, for which the certificate of occupancy is delinquent, unless the delay is due to a Force Majeure event. If the delay is due to a Force Majeure event, the reimbursement reduction described above shall be abated by the number of days reasonably necessary to overcome the effects of the Force Majeure event.
16. The City will waive the internal plan review fees, building permit fee and tap fees for construction of the hotel. Patel will be responsible for any fees for third-party consultant plan reviews, subject to reimbursement. The City will reimburse sales tax remittances from the hotel to repay costs of the construction of the public parking lot referenced in paragraph 11 above, and of any third-party consultant plan reviews. The sales tax

reimbursement payments will be paid monthly within 30 days after the City's receipt of the sales tax revenue from the State of Colorado.

17. The City will authorize Patel to utilize the Pink Elephant Site as staging for up to 16 months during the construction period. Due to this and to avoid damage to the parking to be developed by Patel on the Pink Elephant site, the public parking lot shall not be constructed or begin to be constructed until hotel construction has reached seventy-five percent complete. The construction of the public parking lot shall be one hundred percent (100%) completed before the City may issue a certificate of occupancy.
18. This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof, and may not be modified except in writing.
19. This Agreement shall be binding upon the parties and upon their successors and assigns. No third party is intended nor shall be deemed to have acquired any rights or obligations by virtue of this Agreement. Patel may assign this contract to a third party only upon notice to the City in writing of such assignment. Patel must obtain the City's written consent for any such assignment. The City shall not unreasonably withhold its consent.
20. In case one or more of the provisions contained in this Agreement shall be found by a court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby; provided, however, that if such invalid provision deprives either party of a material benefit to be derived from this Agreement, the parties acknowledge that such shall constitute irreparable injury, and entitle such party to relief in equity in the event a satisfactory adaptation of this Agreement cannot be reached by the parties.
21. The failure of either party to exercise any of its rights under this Agreement shall not be a waiver of those rights. A party waives only those rights specified in writing and signed by either party waiving such rights.
22. This Agreement shall be interpreted in all respects in accordance with the laws of the State of Colorado.

CITY OF ALAMOSA

MANISH PATEL

By Heather Sanchez, City Manager

Subject: Request for Variance from UDC Provisions

Dear Alamosa Planning Commission,

I am writing to formally request variances from the provisions of the **Unified Development Code (UDC)** for our property located at **601 Sixth Street**, formerly known as the Walsh Hotel Site. The specific variances we seek are as follows:

1. Waiver of Off-Street Parking Lot Location Standard (21-4-805(g)(1)):

- The strict application of this UDC requirement would result in exceptional practical difficulties for the owner of our property, because the building height would create ice buildup and winter conditions if the building were placed along Sixth Street. This creates a safety and slipping hazard.
- Granting this waiver would not substantially impair the intent and purpose of the UDC or cause detriment to the public good, because much of Sixth Street already has parking along it.
- Unique physical circumstances, such as irregularity or other exceptional conditions, exist on our property.
- Developing the property in conformity with the UDC provisions is not feasible due to these physical conditions.
- The hardship has not been created by the applicant, because this property is constrained by the highway and other existing conditions.
- The variance, if granted, will not alter the essential character of the neighborhood or zone. Rather, it will promote the development of a vacant site which will have huge economic impacts to the other downtown businesses and community at large.

2. Reduction of Required Front Parking Setback (21-5-209(a)(1)):

- Our property faces challenges with the existing front parking setback requirement of 10 feet.
- A reduced setback of 5 feet would allow for safe ingress and egress while maximizing usable space.
- The variance, if granted, will not substantially or permanently impair adjoining property use or development. The code requires a seat wall between the parking lot and the

sidewalk already, so there is visual and practical buffering that also creates visual interest.

- It represents the minimum modification necessary to achieve relief.

Justification and Standards: In support of our request, we provide the following justifications and adherence to relevant standards:

These requests allow the development to offer more on-site parking, as well as achieve a more functional parking lot layout, including functional driveways that allow vehicles, such as large trucks and delivery vehicles to navigate the site. It also enables the development to ensure that fire trucks will still be able to easily maneuver. This also will reduce vehicle trips, because guests will only park once, but then walk to nearby downtown district businesses. All other downtown standards will be met, including building height, cladding materials, and other design requirements.

One advantage of increased parking spaces on site allows for the maximization of guest rooms. Every guest room available increases economic impact and ensures the successful operation of the hotel. Without the presented room count of 91 rooms for this downtown upscale hotel, the business model is not supportable, the result of which means the hotel cannot be built and the impact on the community will be negative.

Thank you for your consideration on this matter.

Sincerely,

Manish Patel

On Behalf of Downtown Alamosa Hotels LLC d/b/a SpringHill Suites

601 Sixth Street, (former Walsh Hotel Site)

ALAMOSA CO 81101

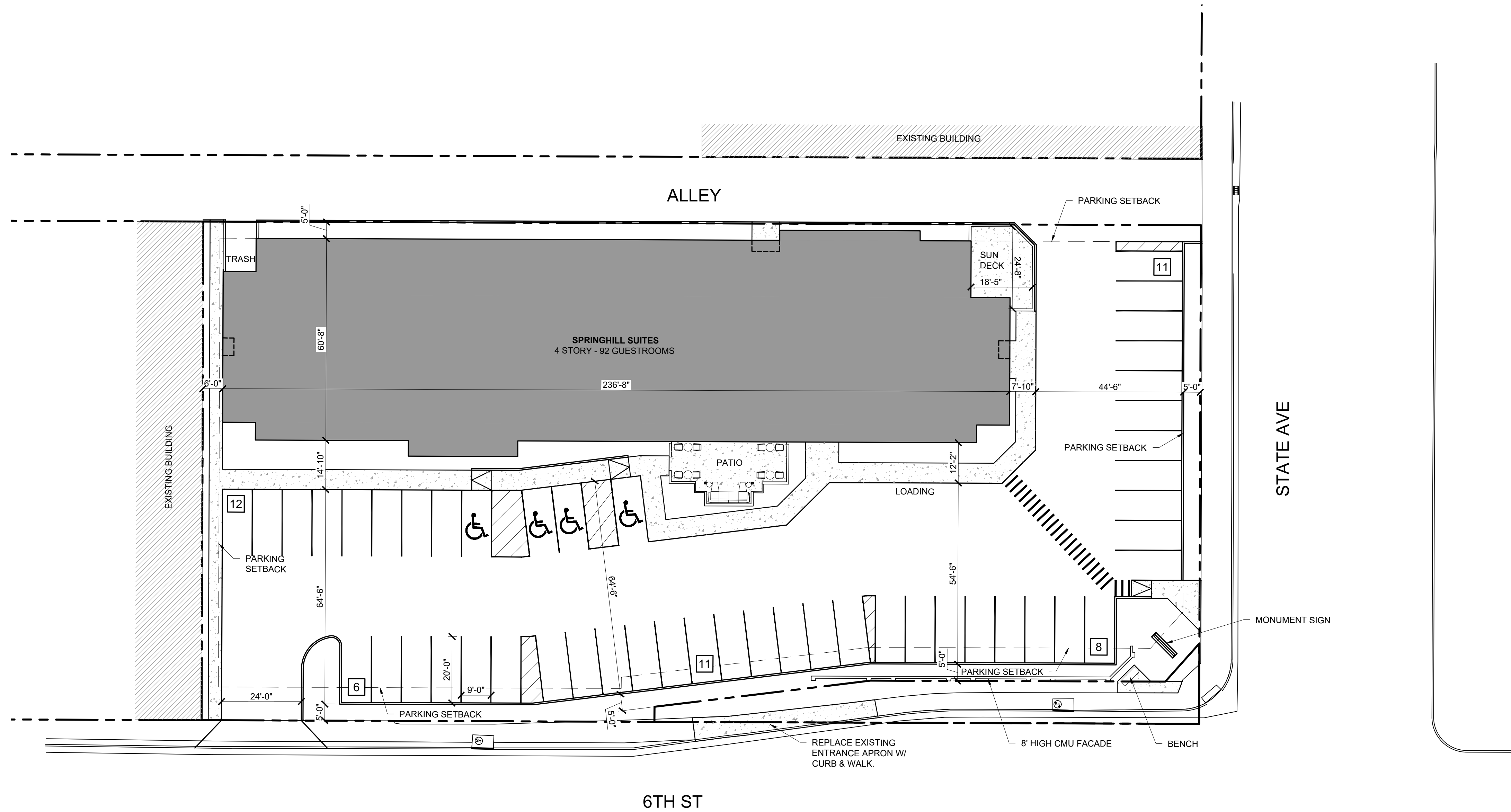
HOTEL
PARKING CALCULATIONS

SPACES REQUIRED	=	101
SPACES PROVIDED	=	48
PROVIDED:		
STANDARD	=	42
COMPACT	=	2
ACCESSIBLE	=	4
OFF SITE PARKING REQUIRED	=	53

JOB NUMBER	23026
ISSUE DATE	04-03-24
REVISIONS	

CDG II, L.L.C. © 2024

NOT FOR
CONSTRUCTION
PRELIMINARY



SITE PLAN ①
SCALE: 1" = 20'-0"

SPRINGHILL SUITES
617 6TH STREET
ALAMOSA, CO 81101
ARCHITECTURE | PLANNING | INTERIOR DESIGN | PROCUREMENT
CENTRAL DESIGN GROUP II • 3200 PENN TERRACE, SUITE 100 • COLUMBIA, MISSOURI, 65202 • TEL: 573.441.9391



SITE PLAN

A12.1

**ADAMS STATE UNIVERSITY AND TRINIDAD STATE JUNIOR COLLEGE
HIGHER EDUCATION IMPACT ANALYSIS AND REPORT
SAN LUIS VALLEY AND COLORADO
2016-2017
Presented December 2018**

Maddy Merschel, Gabrielle Timmen, and Mallory Grimsrud and Dr. Liz Hensley

Adams State University

208 Edgemont Blvd.

Alamosa, CO 81101



Adams State University at a Glance

Founded: 1921

Founder: Billy Adams

Elevation: 7,544 ft.

Total student enrollment: 3,370

On-Campus Undergraduate Students: 1,731

On-Campus Graduate Students: 146

Degrees Offered: B.S., B.A., M.A., M.B.A., Ph.D., A.A.

Concentration Areas: 50+

Nickname/Mascot: Grizzlies

Joined NCAA Division II: 1992

Conference: Rocky Mountain Athletic Conference

President: Dr. Cheryl Lovell

Vice President for Student Affairs: Kenneth Marquez

Vice President for Academic Affairs: Joaquin Vila

Associate Vice President for Academic Affairs: Margaret Doell

Chief Financial Officer: Heather Heersink

Athletics Director: Larry Mortensen

Trinidad State Junior College at a Glance

Founded: 1925

Founder: Senator Sam Freudenthal

Founded (Alamosa campus): 1994

Total student enrollment: 1,800

Alamosa campus enrollment: 699

Degrees Offered: A.A., A.S., A.A.S., A.G.S.

Certificates Offered: CER1, CER1N, CER2, CER2N

Concentration Areas: 49

Nickname/Mascot: Trojan

Athletics: NJCAA

Conference: Region 9

President: Dr. Carmen M. Simone

Executive Assistant to the President: Linda Perry

Vice President for Student Services: Kerry Gabrielson

Vice President for Administrative Services: Lorrie Velasquez

Dean of Instruction (Alamosa campus): Evert Brown

Dean of Instruction (Alamosa campus): Jack Wiley

Athletic Director: Mike Salbato

PREFACE

For this study, the economic impact analysis and report put together by John S. Stump in March 2005 was used as a template. After discussing with Mr. Stump, it was determined that the multipliers he used in his study completed in 2005 were still relevant to use in our study.

SUMMARY AND HIGHLIGHTS

Adams State University's and Trinidad State Junior College's Total Economic Impact on the San Luis Valley was \$102,179,917 in 2016-2017.

- Student living and personal expenses economic impact on the SLV was \$49,937,140.
 - Operations expenditure spending economic impact to the SLV was \$16,964,239.
 - Employee payroll and direct spending economic impact to the SLV was \$22,910,530.
 - Sponsored events and visitor spending have an economic impact on the SLV of \$7,170,435.
 - Employee impact on SLV health care was \$5,816,922.
 - Both institutions employ 1,588 people and the economic activity with these employees creates 794 additional jobs in the SLV.
 - Visiting athletic teams that travel to compete at ASU have an economic impact of \$545,496 on the SLV.
-

ABOUT THE SAN LUIS VALLEY

Introduction and Location

Both Adams State University (ASU) and Trinidad State Junior College's (TSJC) Valley Campus are in the city of Alamosa, a busy trade center in the heart of the San Luis Valley (SLV), located in southern Colorado. Alamosa city's 2016 population is estimated to be 9,871, Alamosa County is at 16,654, and the entire 6-county San Luis Valley (SLV) region (Alamosa, Conejos, Costilla, Mineral, Rio Grande, Saguache) is at 47,104. SLV mountain-rimmed plateau at 7,500 feet above sea level is noted for its quality potato production and other crops, the Great Sand Dunes National Park and Preserve, almost 3 million acres of National Forest and other public lands, and a history dating back to Colorado's earliest settlements. These resources provide students with a range of outdoor recreational activities including skiing, snowboarding, hiking, biking, fishing, hunting, rock climbing, and other pursuits. They also provide unlimited opportunities to explore its unique blend of art, culture, historic sites, wildlife, and scenic treasures.

ASU and TSJC have been educational staples in the SLV community for almost a century. Offering higher quality education among a wide range of academic degrees and majors, both institutions have increased the value of the SLV, socially and financially. ASU and TSJC also provide significant opportunities for both middle- and low-income students looking to access a valuable education. Not only do these institutions serve their communities by educating the professional future, but they often are major employers in the SLV. Through school-based programs such as nursing clinicals, student teaching, business internships, and many more, students can attain real-world experience while businesses receive well-needed professional assistance.

As both ASU and TSJC continue to be active, responsive participants in the SLV, it is important to focus on how they benefit their communities, both qualitatively and quantitatively. This Economic Impact Study examines the correlation between both institutions and their subsequent programs and the valuable impact they have on the SLV and its citizens. The success of ASU and TSJC comes from the combined efforts within the community. A large impact comes from partnerships with local and regional businesses, private donors, and governmental institutions, which benefit everyone involved.

The following table, Table 1, provides an insight into the 6-county SLV. The table includes demographic information, such as income and education levels. The final column consists of averages for all the demographic categories, except for population, employment (FTE), and number of households. The final column for these categories is totals for the 6-county SLV region.

Table 1
SLV Selected Data

	Alamosa	Conejos	Costilla	Mineral	Rio Grande	Saguache	Total or Average for SLV
Population	16,654	8,129	3,721	732	11,479	6,389	47,104
Population Growth	7.80%	-1.50%	5.60%	2.80%	-4.20%	4.60%	2.52%
Hispanic Origin	46.10%	53.10%	61.80%	5.90%	44.00%	36.80%	41.28%
Employment (FTE)	5,749	736	283	231	2,483	932	10,414
Labor Force (16+)	54.80%	51.30%	43.50%	45.20%	58.30%	53.50%	51.10%
Per Capita Income	\$18,133.00	\$18,221.00	\$20,238.00	\$35,041.00	\$22,918.00	\$21,356.00	\$22,651.17
Median Household Income	\$32,385.00	\$34,630.00	\$26,610.00	\$49,125.00	\$40,177.00	\$32,475.00	\$35,900.33
Poverty Rate	24.80%	22.70%	30.40%	9.30%	17.50%	27.60%	22.05%
Language other than English	24.80%	34.10%	45.00%	3.20%	26.70%	33.70%	27.92%
Number of Households	5,946	2,900	1,506	409	4,582	2,530	17,873
High School Graduates	83.80%	84.00%	77.00%	96.60%	83.40%	80.80%	84.27%
Bachelor's Degree or Higher	25.80%	18.30%	20.00%	42.50%	22.60%	25.50%	25.78%

Source: US Census, 2016

ABOUT ADAMS STATE UNIVERISTY

ASU is a state-assisted, co-educational, liberal-arts college, offering B.S., B.A., M.A., M.B.A., PhD, A.A., and pre-professional degrees, guaranteed transfer programs, and concentrations in over 50 areas of study. Founded in 1921, the University maintains its leadership role in teacher education and has also been successful in establishing areas of excellence in Biology, Business, Chemistry, Computer Science & Information Technology, Earth Sciences, English, Human Performance & Physical Education, Interdisciplinary Studies, Latino Studies, Mass Communication, Mathematical Sciences, Music, Nursing, Philosophy, Physics & Pre-Engineering, Political Science, Psychology, Sociology, Spanish, Sport Psychology, and Theatre.

ASU's mission is to "educate, serve, and inspire our diverse populations in the pursuit of their lifelong dreams and ambitions" with the goal for all areas of the university to embrace and enhance students' experiences. More affordable tuition, student/faculty ratios giving closer touch with professors, post-graduate studies, and higher placement rates for graduates are strong marketing factors. ASU has a governing student body, clubs, academic honor societies, and athletic events that every student on campus can be involved in. Adams State also maintains a strong identity through its athletic programs including the Grizzlies football team, an outstanding cross-country program, a track and field program which once hosted a summer training camp for the Olympics, and other sports.

ABOUT TRINIDAD STATE JUNIOR COLLEGE

TSJC was introduced to Colorado in 1925 as the first community college in the state. There are two locations in southern Colorado, Trinidad and Alamosa, which provide affordable and accessible education for students. Their mission is “enriching our diverse communities through quality educational experiences and lifelong learning.” The Alamosa campus was originally a vocational school, until TSJC acquired the campus. Trinidad has maintained their accreditation by the Higher Learning Commission since 1962. Their current president is Dr. Carmen Simone. Their current total enrollment is around 1,800 students, 699 of which attended the Alamosa campus during the 2016-2017 school year.

The fields of study offered include Aquaculture, Business, Cosmetology, Early Childhood Education, Machining, Massage, Welding, Nursing, Agribusiness and Basic Law Enforcement. Students can earn certificates or degrees depending on the program they are pursuing. They are partners with many four-year colleges and universities in Colorado, as well as other states, allowing their students to continue their education beyond Trinidad. Some of their accomplishments include having tuition rates that are 40% less than the rest of Colorado colleges, and the highest completion rates of all community colleges in Colorado. Their Alamosa location allows the opportunity to get the full college experience through athletics, clubs, and a Student Government Association. The Alamosa campus has recently introduced athletics to the school, the first two sports being cross country and track.

STUDENT PROFILE

ASU had an unduplicated headcount of 3,754 students in the 2016-2017 Fall/Spring semesters. Of the 1,731 total undergraduate students, 685 (40%) of these students are from the SLV. Almost 4% of the student population are graduate students. ASU is classified as a Hispanic Serving Institution with 38% percent of students having a Hispanic origin. Based on the percentages in the table, another 21% of students represent another minority. Business is the leading major field with 19% followed by Science, Technology, Engineering, and Math consisting of 13%.

TSJC had an unduplicated headcount of 699 students in the 2016-2017 Fall/Spring semesters. TSJC has different classifications of students from ASU. These categories are degree seeking, certificate seeking, and non-degree seeking. Almost 56% of students are degree seeking, followed by 34% who are certificate seeking. Of the 699 total students, 661 (95%) are from the SLV. Nearly 33% of students are female, while the remaining 67% are males. Medical is the leading degree and certificate field at 29%, followed by an Associates of Science, Arts and/or General Studies Degree with 27%.

Table 2
ASU Student Profile

Fall/Spring 2016-2017			Major Fields	
Unduplicated headcount	3,754	100%	Business	19%
Undergraduates	1,731	46.11%	STEM	13%
Graduates	146	3.89%	HPPE	13%
Full-Time Equivalent	1,877		Psychology/Sociology	12%
Home Area (Undergraduate)			Art/Theatre/Music	8%
SLV	685	39.57%	Nursing	7%
Other	1,046	60.43%	English/Foreign Language	4%
Social Characteristics			Education	6%
Hispanic Origin	38%		History/Government	3%
Other Minority	21%		Associate's	4%
			High School Concurrent	3%
			Undeclared	6%

Source: ASU Office of Institutional Research

Table 3
TSJC Student Profile

Fall/Spring 2016-2017			Major Fields	
Unduplicated headcount	699	100%	Medical	29%
Degree Seeking	390	55.79%	Associates of Science, Arts, or General Studies	27%
Certificate Seeking	236	33.76%	Non-degree seeking	11%
Non-degree Seeking	73	10.44%	Cosmetology	6%
Full-Time Equivalent	699		Early Childhood	6%
Home Area (Undergraduate)			Law Enforcement	6%
SLV	661	94.56%	Automotive and Diesel	4%
Other	38	5.43%	Business	4%
Social Characteristics			Welding	3%
Female	32.76%		Agriculture and Aquaculture	2%
Male	67.24%		Holistic Health	2%
			Machining and Manufacturing	0.2%

Source: TSJC Valley Campus

Student Origin

The tables below break down the total undergraduate student origin for ASU and TSJC. A total of 685 students, or almost 40% of the ASU student body, originate from the SLV. All six counties, Alamosa, Costilla, Conejos, Rio Grande, Mineral, and Saguache are represented. Other regions in Colorado and out-of-state students account for the remaining 1,046 or 60% of

undergraduate students. Nearly 95% of TSJC students are from the SLV, with the majority of the remaining 5% coming from out-of-state.

Table 4
ASU Student Origin

Home Area	Undergraduates	Pct. (%)
Total Undergraduate Students	1,731	100%
SLV	685	39.57%
Alamosa	299	17.27%
Conejos	133	7.68%
Costilla	46	2.66%
Mineral	1	0.05%
Rio Grande	190	10.98%
Saguache	16	0.92%
Other	1046	60.43%

Source: ASU Office of Institutional Research

Table 5
TSJC Student Origin

Home Area	Undergraduates	Pct. (%)
Total Students	699	100%
SLV	661	94.56%
Other	38	5.43%

Source: TSJC Valley Campus

TUITION

The following table compares 2016-2017 tuition rates for 16 colleges and universities in Colorado. ASU's in-state tuition is \$9,153 and out-of-state tuition is \$20,169. TSJC's in-state tuition is \$4,723 and out-of-state tuition is \$7,648.

Table 6
Undergraduate Tuition Rate Comparisons, Colorado Colleges and Universities

2016-2017 Academic Year, Fall/Spring Semesters

In-State Tuition		Out-of-State Tuition	
School		School	
Trinidad State	\$4,723	Trinidad State	\$7,648
Metro State	\$6,930	Fort Lewis	\$17,816
Colorado Mesa	\$7,835	CU-Springs	\$18,770
CU-Springs	\$8,042	Colorado Mesa	\$18,996
Fort Lewis	\$8,104	Metro State	\$20,096
Northern Colorado	\$8,888	Adams State	\$20,169
Adams State	\$9,153	Northern Colorado	\$20,474
Western State	\$9,193	Western State	\$20,497
CSU-Pueblo	\$9,519	CSU-Pueblo	\$24,101
Colorado State	\$11,080	Colorado State	\$28,374
CU-Boulder	\$11,531	Colorado Christian University	\$29,360
Colorado School of Mines	\$17,842	Johnson & Wales University	\$30,746
Colorado Christian University	\$29,360	Regis University	\$34,450
Johnson & Wales University	\$30,746	CU-Boulder	\$35,079
Regis University	\$34,450	Colorado School of Mines	\$36,172
University of Denver	\$46,422	University of Denver	\$46,422
Colorado College	\$50,892	Colorado College	\$50,892

Source: IPEDS College Data

METHODS AND DEFINITIONS

General Approach

The following sections will (1) examine major sectors of college department-related spending, including the departments' operations, employees, students, and visitors; (2) estimate the amount spent locally in the San Luis Valley; and (3) apply multipliers to approximate the total economic impact on the San Luis Valley region.

- Multipliers provide a simple measure of the “bounce” effect that occurs when money turnover takes place in a local economy.
- A multiplier that has been used by other Colorado regional universities for an economy such as the SLV is 1.7.
- In the employment arena a multiplier of 1.5 approximates the jobs generated by the local workforce. This means the economic activity of two jobs at ASU can generate one additional job in the SLV.

For more detailed information and methodology see “Methods” section at the end of the paper.

COLLEGE OPERATIONS

Revenues

ASU reported roughly \$50.9 million in operating revenues in the 2016-2017 fiscal year. During this year, grants and contracts accounted for a large portion of these revenues at nearly 38% or \$19.2 million of the revenue total. Tuition and fees make up the next largest portion of revenues at 36% or \$18.4 million. The two categories account for almost 75% of revenue for ASU. The specific impact of all these areas will be covered in more depth in the following sections of the study.

Table 7
ASU Operating Revenues
2016-2017

	Revenues	Pct. (%)
Tuition & Fees	\$18,440,000	36.243%
Sales and Services of Auxiliary Enterprises	\$5,412,000	10.637%
Grants and Contracts	\$19,200,000	37.737%
Other Operating Revenues	\$933,000	1.834%
Federal Pell Grant	\$4,634,000	9.108%
Gift and Donations	\$2,247,000	4.416%
Investment and Interest Income	\$13,000	0.026%
Total	<u>\$50,879,000.00</u>	<u>100.000%</u>

TSJC reported nearly \$11.4 million in operating revenues in the 2016-2017 fiscal year. During this year, grants and contracts accounted for a large portion of these revenues at over 50% or \$5.7 million of the revenue total. Tuition and fees make up the next largest portion of revenues at 37% or \$4.2 million. The two categories account for almost 88% of revenue for TSJC. The specific impact of all these areas will be covered in more depth in the following sections of the study.

Table 8
TSJC Operating Revenues
2016-2017

	Revenues	Pct. (%)
Tuition & Fees	\$4,200,600	36.99%
Sales and Services of Auxiliary Enterprises	\$1,054,322	9.28%
Grants and Contracts	\$5,741,331	50.55%
Other Operating Revenues	\$361,047	3.18%
Federal Pell Grant	\$0	0%
Gift and Donations	\$0	0%
Investment and Interest Income	\$0	0%
Total	<u>\$11,357,300</u>	<u>100.00%</u>

Source: TSJC Financial Statements, Fiscal Year Ended June 2017

Table 9
Total Operating Revenues
2016-2017, ASU and TSJC

	ASU Revenues	TSU Revenues	Total	Pct. (%)
Tuition & Fees	\$18,440,000	\$4,200,600	\$22,640,600	36.38%
Sales and Services of Auxiliary Enterprises	\$5,412,000	\$1,054,322	\$6,466,322	10.39%
Grants and Contracts	\$19,200,000	\$5,741,331	\$24,941,331	40.08%
Other Operating Revenues	\$933,000	\$361,047	\$1,294,047	2.08%
Federal Pell Grant	\$4,634,000	\$0	\$4,634,000	7.54%
Gift and Donations	\$2,247,000	\$0	\$2,247,000	3.61%
Investment and Interest Income	\$13,000	\$0	\$13,000	0.02%
Total	<u>\$50,879,000.00</u>	<u>\$11,357,300</u>	<u>\$62,236,300</u>	<u>100%</u>

Source: ASU and TSJC Financial Statements, Fiscal Year Ended June 2017

Expenditures

Table 10 shows the total expenditures ASU reported in the 2016-2017 fiscal year which accounted for roughly \$62.4 million. The largest of the expenditures was allocated towards Instruction at 40.8% or \$25.5 million. This category includes, professors' salaries, academic supplies, in-class activities, and equipment related to academics. Auxiliary enterprises and expenditures accounted for the second largest share at roughly \$13.5 million (21.6%). This covers areas such salaries and expenses in the cafeteria, campus housing, bookstore, print shop, and other components of revenue-gathering activities through the college. Academic support (library), student services, institutional support, and operation of plant (facilities) range from 11-5% of ASU expenditures, representing a much smaller percentage.

Table 10
ASU Expenditures
2016-2017

	Expenditures	Pct. (%)
Instruction	\$25,462,000	40.825%
Research	\$941,000	1.509%
Public Service	\$1,120,000	1.796%
Academic Support	\$3,151,000	5.052%
Student Services	\$6,911,000	11.081%
Institutional Support	\$5,417,000	8.685%
Operation of Plant	\$5,074,000	8.135%
Scholarships and Fellowships	\$819,000	1.313%
Auxiliary Enterprises & Expenditures	\$13,474,000	21.604%
Total	<u>\$62,369,000</u>	<u>100.000%</u>

Source: ASU Financial Statements, Fiscal Year Ended June 2017

Table 11 shows the total expenditures TSJC reported in the 2016-2017 fiscal year which accounted for nearly \$16 million. Like ASU, the largest of the expenditures was allocated towards Instruction at 33.4% or \$5.3 million. Student services accounted for the second largest share at \$3.8 million (24%). Institutional support and operation of plant (facilities) represent almost 24% of expenditures, with the remaining categories representing much smaller percentages.

Table 11
TSJC Expenditures
2016-2017

	Expenditures	Pct. (%)
Instruction	\$5,330,408	33.42%
Research	\$0	0.00%
Public Service	\$1,445	0.01%
Academic Support	\$1,195,427	7.49%
Student Services	\$3,829,750	24.01%
Institutional Support	\$1,693,499	10.62%
Operation of Plant	\$2,123,469	13.31%
Scholarships and Fellowships	\$495,309	3.11%
Auxiliary Enterprises & Expenditures	\$1,282,278	8.04%
Total	<u>\$15,951,585</u>	<u>100.00%</u>

Source: TSJC Financial Statements, Fiscal Year Ended June 2017

Table 12
Total Expenditures
2016-2017, ASU and TSJC

	ASU Expenditures	TSU Expenditures	Total Expenditures	Pct. (%)
Instruction	\$25,462,000	\$5,330,408	\$30,792,408	39.32%
Research	\$941,000	\$0	\$941,000	1.20%
Public Service	\$1,120,000	\$1,445	\$1,121,445	1.43%
Academic Support	\$3,151,000	\$1,195,427	\$4,346,427	5.55%
Student Services	\$6,911,000	\$3,829,750	\$10,740,750	13.71%
Institutional Support	\$5,417,000	\$1,693,499	\$7,110,499	9.08%
Operation of Plant	\$5,074,000	\$2,123,469	\$7,197,469	9.19%
Scholarships and Fellowships	\$819,000	\$495,309	\$1,314,309	1.68%
Auxiliary Enterprises & Expenditures	\$13,474,000	\$1,282,278	\$14,756,278	18.84%
Total	<u>\$62,369,000</u>	<u>\$15,951,585</u>	<u>\$78,320,585</u>	<u>100%</u>

Source: ASU and TSJC Financial Statements, Fiscal Year Ended June 2017

Local Purchases for Operations

This section is focusing on the direct spending available from the operational expenditures. Scholarships, debt, and other items are considered internal functions of the university and are excluded. A conservative estimate of 38% or \$23.7 million of the total operational budget covers a wide range of non-salary items needed to run ASU. A conservative estimate of 38% or \$6.06 million of the total operational budget needed to run TSJC. Based on vendor lists from the university purchasing office, we estimate that about 30% of these items, or about \$7.1 million (ASU) and \$1.8 million (TSJC), are local purchases and expenditures in the SLV.

Included in these expenditures are building and equipment maintenance, contract food services, gasoline, printing, postage, a portion of supplies and small equipment items, audit work, in-area travel, and the costs of hosting official functions. An estimated 30% of the total is spent in Colorado outside the Valley, and the remaining 40% is spent out-of-state. A large portion of the Colorado state spending is electric and natural gas utilities, furniture, telephone and internet. Out-of-state purchases include computer equipment, software licensing, insurance, and textbooks.

The total estimated impact on the SLV of the Universities local purchases and expenditures is calculated in Table 15 below. Direct spending of \$29.7 million is estimated to generate a total impact of \$16.9 million. The higher sales multiplier of 1.9 for university purchases and expenditures reflects a determination in the RIMS model of a greater sales “bounce” in the local economy for the type of expenditures being made.

Table 13
ASU Regional Impact of College Operational Spending

	Direct Expenditures	Multipliers	Estimated Total Impact
Operational Expenditures	\$23,700,220 -		
Local Spending Rate	30% -		
In area purchase and payments	\$7,110,066	1.9	<u>\$13,509,125</u>

Source: ASU Finance and Administration Office

Table 14
TSJC Regional Impact of College Operational Spending

	Direct Expenditures	Multipliers	Estimated Total Impact
Operational Expenditures	\$6,061,602.30 -		
Local Spending Rate	30% -		
In area purchase and payments	\$1,818,481	1.9	<u>\$3,455,114</u>

Source: TSJC Valley Campus

Table 15
Total Regional Impact of College Operational Spending

	ASU Direct Expenditures	Multipliers	Estimated Total Impact
Operational Expenditures	\$29,761,822 -		
Local Spending Rate	30% -		
In area purchase and payments	\$8,928,547	1.9	<u>\$16,964,239</u>

Source: ASU Finance and Administration Office, TSJC Valley Campus

EMPLOYEE SPENDING

Salaries and Payroll

Table 16
ASU Salary and Payroll Breakouts in Functional Budget

	Amount
SLV Salaried Position Payroll	\$20,636,133
Student Work Study Payroll	\$1,252,261
Total Salaries	<u>\$21,888,394</u>

Source: ASU Department of Human Resources

Table 17
TSJC Salary and Payroll Breakouts in Functional Budget

	Amount
SLV Salaried Position Payroll	\$1,478,463
Student Work Study Payroll	\$60,840
Total Salaries	<u>\$1,539,303</u>

Source: TSJC Valley Campus

Table 18
ASU and TSJC Salary and Payroll Breakouts in Functional Budget

	ASU	TSJC	Total
SLV Salaried Position Payroll	\$20,636,133	\$1,478,463	\$22,114,596
Student Work Study Payroll	\$1,252,261	\$60,840	\$1,313,101
Total Salaries	\$21,888,394	\$1,539,303	<u>\$23,427,697</u>

Source: ASU Department of Human Resources, TSJC Valley Campus

Salary Adjustments and Withholding

The withholding for insurance, retirement, local, state, and federal taxes has been estimated at 23.3%. This is a high estimate as payroll that is classified as campus employment and work study has minimal deductions for taxes, leaving a higher percentage for spending. The following value is the net pay for ASU and TSJC employees that reside in the SLV and student work-studies for the 2016-2017 fiscal year.

ASU Net Payroll SLV Salaried and Work Study Positions: \$16,788,398

TSJC Net Payroll SLV Salaried and Work Study Positions: \$1,180,645

Total Net Payroll SLV Salaried and Work Study Positions: \$17,969,043

SLV-Based Employee Purchases and Local Spending Rate

The study used 75% as direct spending for local expenditures, 15% to other Colorado areas, 5% to out-of-state spending, and the remaining 5% for savings. This would amount to \$13,476,782 in local spending and expenditures for the 2016-2017 year from the SLV-based employees. ASU employees spend \$12,591,298 in the SLV and TSJC employees spend \$885,484 in the SLV.

Large purchases and expenses could include home purchases, home improvements, mortgages, rents, and auto purchases. Even though most mortgages are financed through local banks, mortgages are often sold to outside lenders. Other expenditures do include energy, electric, water, garbage, telephone, and internet which can vary depending on location and preference.

Local spending can also include anything from groceries to dining out, filling a gas tank to buying a cup of coffee, getting a haircut to hiring an accountant, and many other day-to-day spending habits.

Employee Spending Results and Impacts

The multiplier of 1.7 used in this case is at the smaller earnings rate quoted in the RIMS model for colleges and universities. ASU's local spending of \$12,591,298 multiplied by the multiplier gives an estimated impact of **\$21,405,207**. TSJC's local spending of \$885,484 multiplied by the multiplier gives an estimated impact of **\$1,505,323**. The total estimated impact, from both schools, is **\$22,910,529**. Other employee impacts that were not included but could have had impact include faculty earnings from other sources and added household earnings from working spouses.

There are **883** (full-time and part-time) employees at ASU. Using the **86%** used above for estimating SLV employees, the local employees equals **759**. There are **32** faculty and staff employees at TSJC, all of which who work in the SLV. There are 767 work study positions at ASU and 30 at TSJC, reaching a total SLV employment of 1,588. The economic activity associated with every two employees at either school can support one more job in the SLV. This impact equals approximately **794** more jobs in the SLV. ASU adds 763 more employees and TSJC adds 31.

ASU Employee Impact on SLV Health Care

ASU has two classifications of medical insurance. Classified employees have one form of insurance and all other employees are eligible for the CHEIBA insurance. In 2016-2017, 633 ASU employees were enrolled as members in the CHEIBA Health Care plan. In addition, 175 of the Classified Employees were eligible for insurance. Data from Anthem shows that \$3,291,383 in health, dental, and vision claims paid to Colorado providers in the 2016-2017 year. This is a very conservative total as it does not include copayments and prescriptions to SLV providers, employees that are insured from other sources besides ASU, and the part-time employees who are not benefit eligible but still use SLV health care providers. TSJC 32 full-time employees are also covered under the CHEIBA network.

Based on the total claims amount, it is estimated that 30% is not spent in the SLV. Many people travel outside of the SLV for medical, surgical, and advanced procedures. The 70% of claims paid to SLV providers is \$2,303,968. Dividing the claims amount by the total CHEIBA enrollees (633) gives an estimated \$3,639.75 claims amount per person. The 175 Classified Employees multiplied by the per person claims amount gives an amount of \$636,956. This gives a total for ASU employee claims at \$2,940,924. The \$2,940,924 multiplied by the 1.7 multiplier results in a total claims amount of \$4,999,571 for ASU. Trinidad has 32 employees multiplied by the per person claims amount results in a claims amount of \$116,472. The \$116,472 multiplied by the 1.7 multiplier results in a total claims amount of \$198,002 for TSJC. The total of the reported claims for both institutions is \$3,057,396 and the multiplier amount is an estimated total of **\$5,197,573**.

STUDENT SPENDING

Student Impact Potentials

Due to the large number of students at ASU and TSJC, their off-campus spending in the SLV creates the largest impact on the area. This spending includes rent, food, and any item other than tuition and school costs. Income for these expenditures varies considerably from student to student. Income can include support from parents, savings, grants, scholarships, financial aid, loans, off-campus jobs, and work study positions. To prevent double counting, scholarships and financial aid received by students were excluded from the operational expenditures.

Headcounts Used in this Analysis

The following table illustrates the number of undergraduate and graduate students attending ASU in the 2016-2017 academic year. This headcount only includes on-campus students or face-to-face students. This does not include online students for either institution. Most of the ASU online students do not reside in the SLV, which means their spending is not occurring in the SLV.

Table 19
2016-2017 ASU and TSJC Student Totals

	ASU On-Campus Students	TSJC On-Campus Students	Total Students
Undergraduate Students	1731	699	2430
Graduate Students	146	0	146
Total	1877	699	2576

$$\text{Summer 2017 Enrollment} = 443 \text{ (ASU)} + 200 \text{ (TSJC)} = 643$$

Source: ASU Office of Institutional Research, TSJC Valley Campus

Living Cost Estimates

Cost estimates by month as reported by the Colorado Commission on Higher Education are listed below. Except for local transportation and medical categories, estimates vary according to the housing situations of students. Housing and food for students living on campus represent payments made to the university and are excluded in the calculations. Transportation costs are

likely underestimated, given the higher cost of gasoline and the greater distances covered in the SLV for commuter students.

Table 20
Student Living and Personal Expense Estimates

Cost Categories	Monthly Budget Base by Type of Housing		
	On Campus	Off-Campus with Parents	Off-Campus Non-Family
Housing	Actual	\$215.00	\$682.00
Food/Board	Actual	\$274.00	\$395.00
Local Transportation	\$156.00	\$156.00	\$156.00
Personal Expenses	\$151.00	\$134.00	\$151.00
Medical	\$222.00	\$222.00	\$222.00
Totals	\$529.00	\$1,001.00	\$1,606.00

Source: Colorado Commission on Higher Education, Student Financial Aid Budget Parameter,
February 5th, 2016

The local spending patterns of students differ in many respects from college employees, although their spending impacts in multiplier terms are considered equivalent. Students tend to spend more on various types of recreation: sporting goods and athletic equipment, bicycles, vending machines, convenience stores, bars and restaurants, clothing and footwear, cell phones, fast foods, and eating out in general.

Student Spending Results and Impacts

The following table displays the number of students matched to housing type and respective cost estimates. The number of students living off campus with their parents is estimated to be minimal. So as not to inflate any calculations, a figure of 10% of undergraduate students living off campus was classified as living with their parents. Additionally, a figure of 10% of graduate students was assumed to live on campus. Another assumption was that in the summer, 50% of students lived with their parents since dorm rooms were not available. There were less students using the food and board on campus than those living on campus because some of the housing does not require a meal plan. To make this less complicated, only the number of those truly living off campus was calculated in the totals for off-campus food and board.

Results indicate a total of \$21,641,997 in direct spending from ASU students for the 2016-2017 year. Using the 1.7 multiplier, the estimated total impact on the SLV from ASU students in 2016-2017 was \$36,791,395.

Table 21
ASU Living Cost Estimate Fall 2016/Spring 2017

	On-Campus With Meal Plan	On-Campus Without Meal Plan	Off-Campus With Parents	Off-Campus Non-Family	Total
Number of Students	444	376	112	945	1877
Estimated Rate/MO	\$529.00	\$924.00	\$1,001.00	\$1,606.00	\$4,060.00
Rate/MO x Number of Students	\$234,876.00	\$347,424.00	\$112,112.00	\$1,517,670.00	\$2,212,082.00
x 9 months	\$2,113,884.00	\$3,126,816.00	\$1,009,008.00	\$13,659,030.00	\$19,908,738.00
x 1.7 multiplier	\$3,593,602.80	\$5,315,587.20	\$1,715,313.60	\$23,220,351.00	\$33,844,854.60

ASU Summer 2017

	On-Campus With Meal Plan	On-Campus Without Meal Plan	Off-Campus With Parents	Off-Campus Non-Family	Total
Number of Students	0	0	221	222	443
Estimated Rate/MO	-	-	\$1,001.00	\$1,606.00	\$2,607.00
Rate/MO x Number of Students	-	-	\$221,221.00	\$356,532.00	\$577,753.00
x 3 months	-	-	\$663,663.00	\$1,069,596.00	\$1,733,259.00
x 1.7 multiplier	-	-	\$1,128,227.10	\$1,818,313.20	\$2,946,540.30
Total					<u>\$36,791,395</u>

Source: ASU Housing Office

Results indicate a total of \$7,732,791 in direct spending from TSJC students for the 2016-2017 year. Using the 1.7 multiplier, the estimated total impact on the SLV from TSJC students in 2016-2017 was \$13,145,745.

Table 22
TSJC Living Cost Estimate Fall 2016/Spring 2017

	On-Campus With Meal Plan	On-Campus Without Meal Plan	Off-Campus With Parents	Off-Campus Non-Family	Total
Number of Students	0	0	559	140	699
Estimated Rate/MO	-	-	\$1,001.00	\$1,606.00	\$2,607.00
Rate/MO x Number of Students	-	-	\$559,559.00	\$224,840.00	\$784,399.00
x 9 months	-	-	\$5,036,031.00	\$2,023,560.00	\$7,059,591.00
x 1.7 multiplier	-	-	\$8,561,252.70	\$3,440,052.00	\$12,001,304.70

TSJC Summer 2017

	On-Campus With Meal Plan	On-Campus Without Meal Plan	Off-Campus With Parents	Off-Campus Non-Family	Total
Number of Students	0	0	160	40	200
Estimated rate per month	-	-	\$1,001.00	\$1,606.00	\$2,607.00
Rate per month * students	-	-	\$160,160.00	\$64,240.00	\$224,400.00
* 3 months	-	-	\$480,480.00	\$192,720.00	\$673,200.00
*1.7 multiplier	-	-	\$816,816.00	\$327,624.00	\$1,144,440.00
Total					<u>\$13,145,745</u>

Source: TSJC Valley Campus

Table 23 shows a total of \$29,374,788 in direct spending from all students for the 2016-2017 year. Using the 1.7 multiplier, the estimated total impact on the SLV from all students in 2016-2017 was \$49,937,140.

Table 23
Total Living Cost Estimate Fall 2016/Spring 2017

	On-Campus With Meal Plan	On-Campus Without Meal Plan	Off-Campus With Parents	Off-Campus Non-Family	Total
Number of Students	444	376	671	1085	2576
Estimated Rate/MO	\$529.00	\$924.00	\$1,001.00	\$1,606.00	\$4,060.00
Rate/MO x Number of Students	\$234,876.00	\$347,424.00	\$671,671.00	\$1,742,510.00	\$2,996,481.00
x 9 months	\$2,113,884.00	\$3,126,816.00	\$6,045,039.00	\$15,682,590.00	\$26,968,329.00
x 1.7 multiplier	\$3,593,602.80	\$5,315,587.20	\$10,276,566.30	\$26,660,403.00	\$45,846,159.30

Total Summer 2017

	On-Campus With Meal Plan	On-Campus Without Meal Plan	Off-Campus With Parents	Off-Campus Non-Family	Total
Number of Students	0	0	381	262	643
Estimated Rate/MO	-	-	\$1,001.00	\$1,606.00	\$2,607.00
Rate/MO x Number of Students	-	-	\$381,381.00	\$420,772.00	\$802,153.00
x 3 months	-	-	\$1,144,143.00	\$1,262,316.00	\$2,406,459.00
x 1.7 multiplier	-	-	\$1,945,043.10	\$2,145,937.20	\$4,090,980.30
Total					<u>\$49,937,139.60</u>

Source: ASU Housing Office, TSJC Valley Campus

EVENTS AND VISITORS

The presence of the institutions enables many events and activities to take place which attracts visitors from outside the region and creates an economic impact on the SLV. Examples include, visiting students, athletes, coaches, friends, family members, faculty, staff, sport fans, program coordinators, and other persons with a non-valley residence.

The per diems of \$51 per day and \$89 for lodging per night were used as multipliers. These amounts are the Colorado State recognized rates that apply for the Alamosa County.

Table 24
Regional Impact of ASU Sponsored Events and Visitor Spending

	Non-Local Attendees	Per Diem (\$51)	Lodging (\$89)	Direct Expenditures	Estimated Total Impact
Athletic Teams Traveling to Valley	3360	\$171,360	\$149,520	\$320,880	\$545,496
Friends/Family of Student-Athletes	5896	\$300,696	\$262,372	\$563,068	\$957,216
Friends/Family of Other Students	2764	\$140,964	\$122,998	\$263,962	\$448,735
Graduation Fall and Spring	2500	\$127,500	\$222,500	\$350,000	\$595,000
All-State Game/Various Summer Camps	1000	\$51,000	\$44,500	\$95,500	\$162,350
Assorted Events	8000	\$408,000	\$356,000	\$764,000	\$1,298,800
Total	23520	\$1,199,520	\$1,157,890	\$2,357,410	<u>\$4,007,597</u>

Source: ASU Office of Institutional Research and Athletic Department

Table 25
Regional Impact of TSJC Sponsored Events and Visitor Spending

	Non-Local Attendees	Per Diem (\$51)	Lodging (\$89)	Direct Expenditures	Estimated Total Impact
Summer Heritage	329	\$16,779.00	\$14,640.50	\$31,419.50	\$53,413.15
Blue Gold Recruitment	80	\$4,080.00	\$3,560.00	\$7,640.00	\$12,988.00
Graduation	300	\$15,300.00	\$13,350.00	\$28,650.00	\$48,705.00
Assorted Events	400	\$20,400.00	\$35,600.00	\$56,000.00	\$95,200.00
Total	1109	\$56,559.00	\$67,150.50	\$123,709.50	<u>\$210,306.15</u>
Grand Total					<u>\$4,217,903</u>

Source: TSJC Valley Campus

The visiting team total was calculated by taking the travel squad (includes student athletes, coaches, trainers, and officials) for each sport; multiplying by the number of nights needed for the event(s) within the season and calculating lodging costs by having two people per room. There was a survey that was given to all student athletes. From the results, it was estimated that 8 family and friends come to the SLV for at least one night during the school year. Conservatively, it was estimated that 2 family and friends come to the SLV for at least one night for all other students, for events such as theatre productions, music concerts, art shows, and moving student in and out of local housing.

It is estimated that 5,000 total people attend graduation (fall and spring). A conservative estimate is that 2,500 of these people come into the SLV from out of town and stay one night. In the summer, there are many events that attract high school athletic teams to ASU. Some of those include the All-State Games (week-long event) and specific team camps (cross country, volleyball, basketball, etc.). ASU hosted the State FFA Conference which attracts 3,000 members, family, and friends for 5-7 nights. In addition, a conservative number of 3,200 people

are attracted to the SLV for other various ASU events. These events include, New Student Orientation, Welcome Week, Autumn at Adams, Southern Colorado Film Festival, Art Extravaganza, Homecoming, guest lectures, Donor Recognition Dinner, Student Scholar Days, and many other events.

VALLEY IMPACT SUMMARY

Overall Impacts

A summary of ASU's economic impacts from the five major spending components is presented in the table below. ASU accounted for roughly \$34.9 million in direct expenditures in 2016-2017. When the additional impact of \$48.6 million is added to the direct local spending, it is estimated that ASU has a total impact on the SLV of \$83.5 million. A vast majority, \$36.8 million comes from student external spending.

Table 26
ASU SLV Impact Summary

	Local Spending	Multiplier	Estimated Total Impact
Operational Expenditures	\$7,110,066	1.9	\$13,509,125
Employee Salaries	\$12,591,298	1.7	\$21,405,207
Employee Impact on SLV Health Care	\$2,940,924	1.7	\$4,999,571
Student Living	\$21,641,997	1.7	\$36,791,394.90
Events and Visitors	\$4,007,597	1.7	\$6,812,915
Total =	<u>\$48,291,882</u>	-	<u>\$83,518,213</u>

A summary of TSJC's economic impacts from the five major spending components is presented in the table below. TSJC accounted for roughly \$4.9 million in direct expenditures in 2016-2017. When the additional impact of \$13.7 million is added to the direct local spending, it is estimated that TSJC has a total impact on the SLV of \$18.7 million. A vast majority, \$13.1 million comes from student external spending.

Table 27
TSJC SLV Impact Summary

	Local Spending	Multiplier	Estimated Total Impact
Operational Expenditures	\$1,818,481	1.9	\$3,455,114
Employee Salaries	\$885,484	1.7	\$1,505,323
Employee Impact on SLV Health Care	\$116,472	1.7	\$198,002
Student Living	\$7,732,791	1.7	\$13,145,745
Events and Visitors	\$210,306	1.7	\$357,520
Total =	<u>\$10,763,534</u>	-	<u>\$18,661,704</u>

A summary of total economic impacts from the five major spending components is presented in the table below. Direct expenditures in 2016-2017 accounted for roughly \$39.8 million in. When the additional impact of \$62.3 million is added to the direct local spending, it is estimated that ASU has a total impact on the SLV of \$102 million. A vast majority, \$49.9 million comes from student external spending.

Table 28
Total SLV Impact Summary

	Local Spending	Multiplier	Estimated Total Impact
Operational Expenditures	\$8,928,547	1.9	\$16,964,239
Employee Salaries	\$13,476,782	1.7	\$22,910,529
Employee Impact on SLV Health Care	\$3,057,396	1.7	\$5,197,573
Student Living	\$29,374,788	1.7	\$49,937,139.60
Events and Visitors	\$4,217,903	1.7	\$7,170,435
Total =	<u>\$59,055,416</u>	-	<u>\$102,179,917</u>

JOB IMPACT COMPARISONS

To place ASU and TSJC's employment contributions in perspective we have set up the table below that shows each counties' basic jobs plus all the other jobs in the economy that depend on them. The ASU and TSJC percentage of basic employment per each county and the six-county region total is stated below. The total employment numbers show ASU and TSJC at 9.4% of the six counties' total employment with a 2,382 total employee impact.

Table 29
SLV Job Total by Region

Job Impacts Compared to Other Local Area Employment Measures
 ASU Direct Employment = 1,526 ASU Employment Impact = 763
 TSJC Direct Employment = 62 TSJC Employment Impact = 31
 Total Employment Impact = 2,382

	2016 Basic Employment	% of Basic Employment
6-County Region	25,356	9.4%
Alamosa	9,126	-
Conejos	4,170	-
Costilla	1,619	-
Mineral	331	-
Rio Grande	6,692	-
Saguache	3,418	-

Source: U.S. Census Bureau

ASU remains one of the largest employers in the SLV with 759 employees from the SLV. TSJC also contributes 32 employees to the SLV workforce. For comparison, the City of Alamosa employs 95 full-time and 143 part-time employees and Alamosa County has 254 employees. San Luis Valley Health employs 730 workers, Valley Wide Health Systems has a total employment of 380 and San Luis Valley Behavior Health Group has 160 employees. ASU's presence in the SLV has a significant impact on the basic jobs totals.

Another important impact that the institutions has on the community is all the family and friends that reside in the SLV because of the specific employees. For example, a family bringing children that go to the schools, participating in community events, going to churches, borrowing money from banks, buying property, basically being part of the community adds more than just financial value.

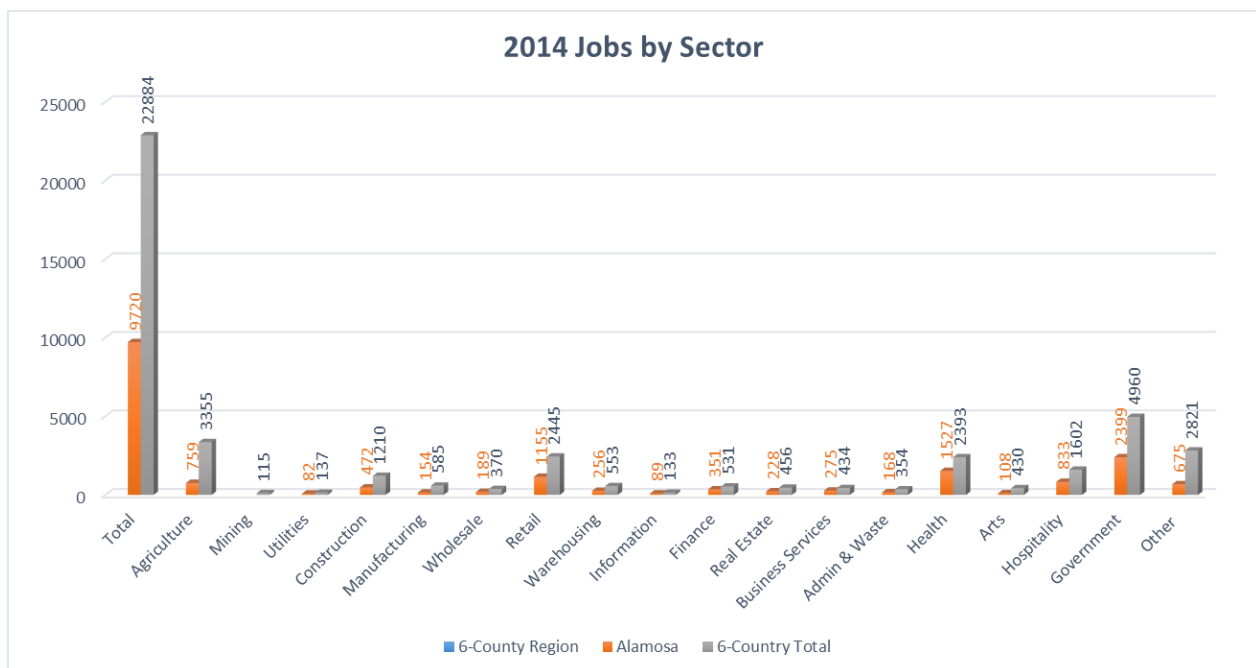
In fulfilling their educational mission, both institutions are proving an important function in the economy, both locally and statewide, by delivering qualified job candidates in the form of graduates to the labor market. A portion of these graduates are investing their acquired knowledge and talents in both the SLV. A realistic estimate of over 2,500 ASU alumni reside and work in the SLV.

Sources of a basic income credited as the main drivers of the 6-county regional economy include retirees, agricultural production and processing, households, tourism, and higher education.

“In addition to its importance as an accessible pathway to higher education and distinguishing cultural presence in the Valley, Adams State also represents a major economic force equal to all of the region’s current level of tourism activity” (CEDS, 2013, p.E-1).

Industry breakouts in the graph show Alamosa County with the highest amount of jobs of the six counties. Compared to many rural areas in Colorado (which rely heavily on retirees, farming and ranching, and tourism) Adams State introduces an element of diversity to the SLV’s economic mix. The university and its students deliver a consistent flow of visitors and income which does not depend on crop prices, weather, and other market factors. ASU’s presence helps to stabilize the economy during off-seasons and winter months, when agriculture and tourism are not as prevalent.

The University’s presence in the community provides a source of new money (through students and friends and family of the students) into the local economy. In addition to its support to the economy, ASU has the potential to attract new growth and development of higher value and quality.



POWER PARTNERSHIPS

ASU and TSJC has partnered with several local and state businesses and nonprofit organizations. This section of the reports focuses on how the partnerships benefit four major areas of the SLV and community. First, both institutions are advocates for economic development in the SLV. Through their joint efforts the, SLV has seen improvements in quality of life and economic well-being. Second, faculty members provide their expertise to local businesses and community members, including the arts, business, and sciences. Third, ASU and TSJC have established many successful programs that provide a consistent flow of individuals ready for the SLV workforce. Lastly, ASU and TSJC have fully functioning facilities that are available for use to local organizations and community members. While examples of each are explained in greater detail in the following report, this provides an overview of the qualitative impact of both schools. These partnerships are not only beneficial, but critical to the continued economic and social progress of the SLV, ASU, and TSJC.

TSJC has a partnership with ASU transferring completed courses for students to continue their degree. If a general education course is filled or does not meet the student's need at ASU, then a student can take the course at TSJC. The course will transfer back to ASU with no problems. ASU will also accept completed associate degrees earned at TSJC and allow the student to earn a four-year degree. If a student earns an associate degree, it can be transferred to ASU and they can start working towards their bachelor's degree. Nursing students who earned their associate degree can turn it into a four-year BSN degree at ASU. Many of their Addiction Counselor students will continue their education at ASU so they are qualified to work for Behavioral Health and other mental health organization in the SLV. Many ASU Agriculture Business students will take courses at TSJC while they are enrolled at ASU. There are laws regarding students who want to earn their Bachelor's in AG Business in the state of Colorado. This partnership allows them the opportunity to learn as much as they can in agriculture, while earning their bachelor's at ASU. Since 2015, a total of 101 TSJC students have transferred to ASU to continue their education.

TSJC started a cross country and track program two years ago. This program is a feeder program for ASU. Their coach is Lauren Martin, daughter of the cross-country coach at ASU and a previous successful student athlete at the university. They have found success quickly as this year the men's indoor track team placed 6th in the nation and the women's indoor track team placed in the top 20. Since the program is so new, TSJC does not have room and board accommodations for student athletes. Most of the cross country and track athletes live and eat on ASU's campus, which is only a few blocks away from the TSJC campus.

ASU

Teacher Education

The education department at ASU provides a great connection with the community. Student teaching gives back to the SLV community in a positive way. These assets extend from undergraduate level to graduate



master's classes, which benefit the K-12 teachers and administrators. The program brings in new students that eventually stay in the SLV. The teacher education programs work with every school district to provide multiple opportunities for students to observe an array of classes while completing the education program. They place students in different districts each year for both observation hours and student teaching. The education program also allows for additional training to be completed by teachers and administrators already apart of the school districts.

Each student is required to complete student teaching in their final semester at ASU. The student teaching requirement is 640 hours and the teaching license requirement is 800 hours in the classroom. The students are placed in elementary, middle, and high school classrooms all over the state of Colorado, especially Pueblo and Colorado Springs. Their goal is to place students where they grew up or where they want to work. The benefit of this is that more students are staying in the SLV either because they grew up here or because they want to make it home.

About five years ago all early education workers had to earn their degree to remain employed, regardless of their years of experience. ASU was one of the schools to put a degree program together through their education department. This spring the first cohort will graduate with their Early Childhood Education license. They have also had several cohorts graduate with their unlicensed degree in the last several years.

A census of the Alamosa School District reported the number of District K-12 teachers and administrators that hold a degree from ASU. 118 of the 162 teachers and administrators earned a degree from ASU. This is broken down into 21 administrators and 97 teachers. Current data from the other districts is being completed to find out how many ASU alumni are in the other SLV School Districts. Anecdotal conversations are pointing to the fact that ASU has a similar impact on the other SLV School Districts.

Nursing

ASU provides a Bachelor of Science Nursing Degree (BSN). The Nursing department provides a clinicals program in a variety of areas. The program places nursing students in local SLV hospitals including SLV Health, Conejos County Hospital, Rio Grande Hospital & Clinics, and local jail facilities. The program is broken into nine different placements including Obstetrics, Medical Surgical, and Rural Health. ASU places students primarily for internships and management clinicals both inside and outside of the valley. All student nurses provide full patient care under the supervision of a licensed nurse while working with a floor nurse in each facility.



Roughly 40% of ASU nursing graduates remain in the SLV. Some continue to live locally; however, choose to commute to Pueblo for work. Once they graduate, they must pass the NCLEX exam to become a licensed RN. The salaries vary depending on places of employment. The starting base salary in the SLV for BSN graduates is approximately \$27/hour. Many new

graduates work nights and weekends, which provides a differential pay scale of approximately \$30/hour.

ASU also works with the K-12 public schools to facilitate child screenings as required by the state. They travel to public schools a few times a year to perform various educational workshops and conducting simulations to help educate students about a variety of topics. They also work with local public health departments and the Area Health Education Center (AHEC) with their community health fairs.

Sociology

The Sociology Department at ASU has developed many strong partnerships with the community and local organizations through their required internships. In the last five years close to seventy-five students have completed internships and devoted 8,760 hours of their time to the community. The list of organizations that have partnered with the Sociology Department is extensive and includes six counties. The organizations include Departments of Human/Social Services, La Puente Homeless Shelter, Tu Casa, Inc., Community Corrections, SLV Behavioral Health Group, Sage Youth Juvenile Facility Office of the State Public Defender, 12th Judicial District Probation Department, Colorado State Patrol, local and regional police and sheriffs' departments, Center for Restorative Programs, Blue Peaks Developmental Services, San Luis Care Center, Boys and Girls Club of Alamosa, Immigrant Resource Center, Evergreen Nursing Center, and Adelante Family Services. The Sociology Department has left their mark on the SLV and vice versa.

HPPE

The Human Performance and Physical Education Department (HPPE) has several partnerships with local organizations and other University Departments. Since 2014, HPPE has partnered with over ten organizations to help their students' complete internships. 121 students have combined to complete 1,575 hours' worth of internships with partnerships in the SLV. These include Alamosa Parks & Rec., Tu Casa, La Puente, Blue Peaks, Alamosa Special Olympics, Community Fitness Lab, Campus Rec. & Wellness, Student Life, SLV Mental Health, SLV Health, C Restorative Programs, Boys & Girls Club, C.A.S.A, Residence Life, In the Arena, Cooking Matters, Rio Grande Farm Park, SLV Local Foods Coalition, SLV Food Bank, and Sage Youth Center.



Alamosa Special Olympics has been hosting their annual basketball game at ASU for many years. HPPE students coach the teams and organize the event. Many of their studies and research projects require the involvement of community members as well. The most popular one is their Fitness Age Test. This is used to help students learn how to evaluate fitness tests. This test is

available to the community and students as a free service. This helps community members evaluate their health through cardio, flexibility, body measurements, and strength.

Biology and Chemistry

Through their paid internship program with the BLM, Biology and Earth Science students have been able to gain real world experience. The partnership with the BLM has created full-time paid summer internships for three students every year. Many times, the internship continues throughout the school year. The department also has informal agreements with Colorado Parks and Wildlife, US Fish and Wildlife Service, National Park Service, and the Office of Surface Mining, Reclamation, and Enforcement (OSMRE). These agencies have also created internships for students.

The Chemistry Department has partnerships with Cloud Co. Farms and Sangre de Cristo labs. The Cloud Co. Farms internship is new as it started in July of 2017. The two organizations have entered into an informal collaborative partnership. Their goal is to share knowledge and student research opportunities to improve the educational experience for students and provide Cloud Co. Farms with capable workers. Cloud Co. Farms has agreed to provide three internship opportunities for students per semester. So far, one student from Adams State has participated in a semester long part-time paid internship at Cloud Co. Farms.

The Sangre de Cristo partnership was started two decades ago and has been reinstated in the last two years. The goals and opportunities for the internships partnership with Sangre de Cristo labs is the same as the Cloud Co. farms. Two students have been through this part-time internship program in the last two years.

Music

The Music Department has long standing partnerships with Howlin' Dog Records, Alamosa Live Music Association (ALMA), KRZA, SLV Community Chorus, Music in the Mountains, Santa Fe Opera, and local musicians. Internships with these organizations have allowed for many students to gain experience. Partnerships with musicians have allowed students to gain new knowledge and insights about a career in music. Guest artists and clinicians regularly bring workshops and master classes to the students, typically 5-10 annually. A large part of their community involvement has helped create community funded scholarships for music students. This is made possible through their Friends of Music Organization and this year consisted of 56 community donors. An estimated ten music majors are impacted by these scholarship endowments each year, as well as providing funds for guest artists and performance opportunities for music students in the SLV and country.

Their partnership with the K-12 community has helped provide music classes for 27 K-3 students. Their Percussion Academy, for 9-12 grade students, has provided instruction and performance experience to 29 students this year. Their ALMA partnership has allowed them to co-sponsor a service learning project with the Boys and Girls Club and the ASU music education students. This partnership also provided the community and students performances by VOCES8 (British a cappella group), Salida Circus, and Colcannon (Celtic group from Denver). The

Middle School Honor Band brought in 60 SLV and Arkansas Valley students this year. The Top of the Nation High School Honor Band and Choir Festival brings in more than 360 high school students annually from CO, TX, and NM. In conjunction with the Music Department's ETHOS initiative, the Sangre de Cristo National Heritage Area (SdCNHA) was able to perform all over the SLV and offer culturally, heritage, and geography rich compositions to the community. This project impacted 39 students and over 500 community members.

The Music Department provides musical training and performance opportunities for the community. These include the Valley Community Chorus, SLV Symphony, Community Steel Band, Percussion Academy, Music for Kids, Music for P.A.L.S, Music for Boys and Girls Club, and private lessons. They also hold many collaborative concerts with local school music groups and the ASU students. These high schools include Salida High School Band, SLV Children's Chorus, Sargent Elementary School, and Monte Vista High School. The music faculty, students and board service participate in the Nightingale Dinner, SLV Cancer Relief Fund concerts, Tu Casa Gala, Train Lighting Ceremony, and Habitat for Humanity fundraisers. Lastly, many faculty and students provide churches with musicians, including the First United Methodist Church, Sacred Heart Church, and First Presbyterian Church.

The Music Department provides over 70 performances a year for the community. Depending on the school year, these performances involve 57-57 students and reach an average of 4,000 community members annually. Additionally, 110 non-music majors and community members perform in the nine collegiate and three community ensembles. On average, 1,000 K-12 students are impacted by the music events, festivals, outreach engagements, and educational activities.

Counselor Education

The Counselor Education program has been serving the SLV through its practicums and internships since 1985. That is an estimated 792 students devoting 554,400 hours to the SLV. Each student is required to complete 100 hours during their first-year practicum. Each student is also required to complete two internships that combine for a total of 600 hours. There are two programs that students can pursue through the Counselor Education, School Counseling and Clinical Mental Health. The School Counseling Program has internships with the elementary, middle, and high schools all over the SLV. The Clinical Mental Health Program has partnered with Behavioral Health, the Counseling Center at ASU, and the behavioral health department at SLV Health to complete their internships. With the increasing demand for mental health workers in the United States, these students are almost guaranteed a job upon graduation. Behavioral Health has promised to hire graduates given they have the proper credentials. The demand in workers has also helped ASU build another counseling program. Any student who earns a bachelor's degree at ASU can also become a Certified Addictions Counselor. This certification can allow an individual the proper training to work in the counseling and mental health field.

Not only does the Counselor Education program have an impact on the SLV, it has received national recognition as well. The program is accredited by the Council for Accreditation of Counseling and Related Educational Programs (CACREP), as well as The Higher Learning Commission (HLC). The CACREP is the most prestigious form of accreditation for this type of program. The program has a recommendation rate of 100% through the Guide to Online Schools.

The Online Master of Arts in Clinical Mental Health Counseling at ASU was ranked 2nd on “The Top 25 Most Affordable Online Master’s in Clinical Mental Health Counseling Degree Programs 2018” by Best Counseling Degrees. In 2018, ASU’s Online Master’s in Counseling was ranked 5th on the “30 Affordable Online Master’s Degrees in Counseling” by Affordable Colleges.

Theatre

The Theatre Department at ASU puts on three faculty-directed and six student-directed productions annually. Along with these productions are *Lost and Found* comedy improv performances, periodic *Will Act for Change* performances. Between the



months of September and April, there is at least one production a month. Through Fall 2012 and Fall 2017, Theatre has had 34 performances, 68 Improv troupe performances, and international film screenings and festivals. The wide range of variety for productions help educate and entertain the SLV community. Not only are the Theatre productions a service to the community, they generate considerable profits for the program and school. Since FY 2012, the ticket sales for productions has earned \$92,585.87.

Theatre also has a fundraising event for La Puente Home called “Share the Magic”. The money is raised every year during their holiday show. Including the 2017 production, they have raised over \$550,000 for the cause. They also hire an average of 24 work study students that work a total of 33,000 hours per year. These students can gain experience by working in their shops, box office, and the publicity office. The entire English, Theatre, and Communication Department host an annual middle and high school teachers’ conference. This is a free service, funded through their department, and open to the public. Since 2013, over 40 students have attended Theatre’s Scholarship Day. This allows high school and transfer students, from around the state, the opportunity to perform and audition for scholarships.

Business

The School of Business students often complete internships to help them gain experience and leads them to full-time career-oriented jobs. Agribusiness internships have led to employment with Colorado Swine Producers Association, John Deere, Cottonwood Ranch, and Southern Colorado Livestock Auction, which



is in the SLV. The marketing students also have social media internships with local organizations as part of their course curriculum. In the past, students created social media campaigns for 26

businesses, including Rio Grande Savings and Loans, Smoothy's Juice Bar, and Upper Rio Grande Economic Development. Currently, they are partnered with Cattails Golf Course, VIP Branding, and Quality Electric. Many of the accounting students have gone on to work full-time for the SLV located Wall, Smith, and Bateman CPA firm after their internships.

The School of Business faculty engage and serve the SLV community in a variety of ways. The first area is their business consulting. Faculty serve as a tax consultant for Wall, Smith, Bateman & Associates, and HR & social media presenter for the Small Business Development Center (SBDC), business plan reviewer for SBDC, and small business adviser to local business owners in Alamosa Small Business Association (SBA). Another is through their various outreach programs. This includes serving as the VP of Kiwanis, working on the SLV Valley Initiative Project (VIP), coordinating Lean-In Lunches, a member of the Alamosa Live Music Association (ALMA), FBLA district and state level judge, member of the Conejos County Rotary Club, member of the Conejos County Noxious Weed District, member of the Alamosa River Watershed Restoration Project, Center for Business Excellence, founding member of the SLV Development Resources Group (DRG), loan committee member of the Alamosa Rotary Club, serving on the SLV Tourism Board, and member of the Alamosa Chamber of Commerce. Many faculty members also hold positions and serve on professional and city organizations.

The VITA program, Volunteer Income Tax Association, is offered through ASU by the students completing their work in business. Students from any business major can offer to volunteer, helping to make this program a success. Volunteers logged a total of 1,226 hours last year. Volunteering also gives students a learning opportunity to develop some of their skills outside of the classroom. This program provides the opportunity for community members in the SLV to have their taxes done for free. ASU has been offering this program for eight years, since 2010. It has allowed thousands of community members to file their taxes every year. In the last three years, 2015-2017, there have been 2,037 residents of the SLV have been helped to bring \$3,294,679 back to the SLV.

TSJC

Aquaculture and Agriculture Programs

Not only does TSJC have a partnership with ASU, they have multiple partnerships with local organizations. Most of the instructors and professors have worked in their respective industry so they are bringing real world knowledge to students. The aquaculture and agriculture programs have made partnerships with SLV farmers. They have created industry related internships for students. The organizations include privately held and owned farms, state owned hatchery's, and potato facilities. Not only do students get real world experience, they are gaining exposure to actual work and contacts.



Automotive and Diesel Programs

The automotive and diesel programs have a partnership with the middle and high school to have a workshop and offer classes. The middle school has an auto shop that both the high school and TSJC use for their classes. TSJC helps by offering to teach the courses for both middle and high school students. This also serves as a feeder program for the automotive and diesel programs at TSJC. While they are selective to what vehicles they can work on due to their position in the curriculum, TSJC students will work on community member's vehicles. The diesel program has worked on tractors, trucks, and other farm equipment. Many times, they give diagnostics or analysis rather than fixing the vehicle. This is mutually beneficial because students get to work on vehicles and the community is provided with a free service.

Welding and Machining Programs

The welding and machining programs fix and make parts for organizations all around the SLV and get material in exchange. TSJC students built all the signs for the City offices, as well as the ramps for the Senior Citizens Center. They have also made several repairs on their own campus. The agreement is that the organization will pay for the metal or other materials and TSJC will make or repair what is needed. The machining program works similarly, except that ask for materials as payment instead of money. Several years ago, TSJC created a partnership with CSU. They needed trajectories made for their SLV potato warehouses. Partnerships have also been established with other farmers and businesses to help with their mills and other tools.



Cosmetology and Holistic Health Programs

The cosmetology and holistic health programs have provided a source of employment for local businesses. Many salon owners need their employees to take a specific class to provide a service for customers or simply take a refresher course. TSJC is certified to provide the state test for cosmetology license renewal. Ten of the salons are owned or part owned by graduates of TSJC's cosmetology program. The owners will also teach demonstrations for the cosmetology students. TSJC students provide discounted services to the

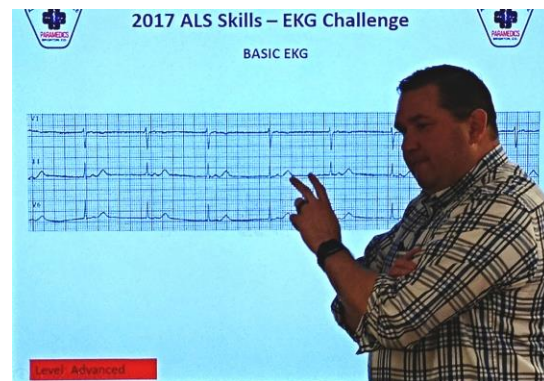


community and staff of TSJC. This helps the students practice their trade and help the community get the services they need. The students also make regular trips to Evergreen Nursing Home to provide the residents with their free services. The holistic health students will work with the athletes to help them in their sport. Valley Wide will come in and work with the student athletes and the holistic health students are able to learn from them. This helps them connect with workers in the field and gain real-world experience. The holistic health students will also practice their trade at Evergreen Nursing Home and provide services to the community at a reduced rate.

Nursing

TSJC provides many medical accreditations through certificates and associates of science such as nursing associates (RN), Nurse Aid Certificate, Administrative medical assisting, health technician, and Emergency Medical Technician (EMT). They have established themselves as a continuous source of employees for hospitals, pharmacies, and clinics all over the SLV. The medical assistance program has provided clerks for doctor's offices and pharmacist assistant.

Many of the students who go through the nurse aide program are from the SLV and stay in the SLV. An estimated 65%-75% of the SLV nurses and other medical professionals are graduates of TSJC. They work for a variety doctors, hospitals, clinics. EMT program provides extensive training in CPR and first aid classes, taught year long. Every year a three-day symposium is offered for professionals all over the SLV. Two-hundred people come to TSJC for training and a life flight helicopter simulation is included in the training. In 2017 all staff and faculty at TSJC became first aid certified.



Business and Education

TSJC also provides tax help for community members through VITA. This program has been going on since 2010. The help is provided one night a week for eight weeks. The tax returns are done by students who are in tax courses and tutors at TSJC. From 2015 through 2017, 690 residents have been helped with VITA and \$1,213,037 has been awarded in refunds. They also offer several weekend trainings for local banks. Most business graduates serve as employees for many local businesses. In the last five years, employees working in head start programs, daycares, kindergarten, and other early childhood programs have been required to receive more training and certifications. TSJC is the main provider of these courses so that Valley workers can remain certified. TSJC works closely with the Early Childhood Council to provide the needed courses and trainings for them to stay fully certified.

Criminal Law Enforcement Training Academy (CLETA)

The Criminal Law Enforcement Training Academy (CLETA) has trained a large portion of the local police officers, sheriff deputies, and Game and Fish wardens. For the last twenty years, TSJC has graduated at least 240 of the SLV officers, deputies, and wardens. This is the same initial training that officers received at the police academy. Some officers use this program as a way to refresh their training and skills or complete the entire program. Local police officers are the instructors for these courses. This has helped to create a relationship beyond the classroom. The firearms range is available for teaching purposes from the police department.

COLORADO COLLEGE-BACA CAMPUS

About Colorado College

Over two decades ago, in 1987, Colorado College English Professor Joe Gordon led his students on an immersive class field trip to create space for reflection and enhance learning opportunities in solitude. Within the Aspen Institute in Crestone, Colorado, students are constantly surrounded by mountains, streams, wildlife, and forests, ultimately enhancing their overall engagement in class material. In result, Colorado College began leasing conference centers and condominiums in order to house and teach students while fully immersed in nature. Since 1987, more than 30,000 students have been involved in the educational and reflective aspects provided by the Baca Campus in Crestone.

Today, the Baca Campus, located at the base of the Sangre de Cristo Mountains, serves primarily as an educational escape for students and faculty to dive into course material while experiencing it first-hand. Classes at these facilities can be reserved on a “first come, first served” basis, and may be made up to one year in advance. Within this secluded campus, all visitors are offered spaces for reflection, contemplation, and discussion that coincide with the mission of Colorado College: *“At Colorado College our goal is to provide the finest liberal arts education in the country. Drawing upon the adventurous spirit of the Rocky Mountain West, we challenge students, one course at a time, to develop those habits of intellect and imagination that will prepare them for learning and leadership throughout their lives.”*

Colorado College-Baca Campus Partnerships

The Baca Campus for Crestone College has several partnerships and relationships with groups in the Valley. Their campus serves as a meeting space for Crestone Creative District, religious communities, and school districts. Their main partnership is with the Eastern San Luis Valley Trail Coalition. Their current project is working on building a walking path through Crestone, Colorado.

METHODS

Multiplier Concepts

Multipliers provide a simple measure of the domino effect that occurs when money turnover takes place in a local economy. New money from outside the studied region is introduced into the economy and multiple spending and responding occur as part of the money pattern. The impact is measured by how much of the original amount stays in the studied region after each time the amount is turned over. In areas like the SLV, small multipliers must be used because of the increased amount of importing that must occur for supplies, services, equipment, and goods.

A multiplier that has been used by other Colorado regional Universities for an economy such as the SLV is 1.7. This multiplier is comprised of the originating dollar of direct spending with the addition of \$.70 added into the total to “bounce” through the economy before it is all gone. The amount after the 1.7 multiplier is calculated is referred to as the “total estimated impact.”

In the employment arena a multiplier of 1.5 approximates the jobs generated by the local workforce. This means one job in the SLV is a direct impact of every two positions at ASU.

The terms “direct”, “indirect”, and “induced” are recognized terms in impact theory and concepts research and reports. The term direct, in this study, refers to ASU employees’ and students’ spending in the SLV. More importantly, is the fact that they are introducing new income into the economy and this spending is referred to as direct spending or direct impact. The indirect impact or indirect spending occurs when the service providers on the receiving end of the direct spending re-use that money to spend on their operations or to support paying their employees. The induced impact refers to the additional economic activity and jobs created when administration, staff, and students involved with ASU spend their money in the SLV. This study focuses primarily on direct impact, considering the introduction of funding into the local economy related to ASU.

DATA SOURCES AND REFERENCES

Principal Contact

Hew Hallock, Director of Research
San Luis Valley Development Resources Group

Impact Studies and Models

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Adams State University Department

Admissions Office
Athletics
Communications
Community Partnership Center
Extended Studies
Finance and Administration
Financial Aid Office
Guest Services
Housing Office
Institutional Research and Assessment
Payroll Office

State and Federal Agency Reports and Websites

Colorado Demography Office, Colorado Department of Local Affairs

Colorado Department of Economic Development and International Trade

Colorado Department of Labor & Employment

Colorado Department of Revenues

Integrated Postsecondary Educational Data System

U.S. Bureau of Census

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