



Amador Regional Design Workshop Final Report

This Final Report evaluates and summarizes all aspects of the Your Town: Amador Regional Design Workshop that took place on August 19th through the 21st, 2010. During this workshop a daily average of 52 participants worked toward the Amador Regional Design Workshop goal: *"To collaboratively explore and discuss ways to enhance Amador County's economic and community development through design."*

The following sections are included in this Final Report:

- Organizer's Note
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- Table 1: Budget
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- Workshop Breakout Work Groups
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- Table 2: Cash and In-Kind Match

Several of the handouts, presentations, workshop break out group notes, and other information is temporarily posted to the internet, until a permanent web site home is available, on the organizer's personal web site: <http://www.reneechapmanconsulting.com>. The participant database of and an electronic copy of the notebook will be send under separate cover to Your Town main office.

Organizer's Note

Thank you so much for this wonderful opportunity to pull together the various cities, towns and communities of Amador County in this collaborative venue! Because the workshop served as a brainstorming spring board and as a catalyst in creating new relationships among various jurisdictions, several efforts are underway that, although they will take time coming to fruition, are working toward preserving the unique aspects of our county that make it an enjoyable and sustainable place to live. The ideas explored during the work group break-out sessions identified and solidified the important aspects and qualities of our region on which we need to focus to maintain and accentuate those qualities of Amador County that make our area attractive and inviting to tourists, businesses, and our citizens!

The participants remained engaged to the very end of the workshop, and now several of them are looking forward to the next opportunity for gathering together as we collectively move forward in developing a new vision for the design of our county as a region. The workshop has truly changed the manner in which the participants, who are now the messengers, now view our county as a region with great strengths and opportunities. Thank you again for this wonderful opportunity!

Planning and Execution

Early in the planning process speakers were contacted and hotel and restaurant reservations were secured. Participant selection was a collaborative effort between all cities and local jurisdictions resulting in a diverse cross-section of county residents, community leaders, city and county staff, and concerned citizens. The business community was difficult to engage due to the length and timing of the workshop - most business owners are sole-proprietors and were unable to break away from their work for two and one-half days.

Three weeks prior to the workshop, all speakers, presenters and facilitators participated in a group conference call for the purposes of planning and exhuming ideas, familiarizing themselves with each other's approach to local design issues, and basically forming a "game plan" toward a successful workshop. A few of the facilitators were unfamiliar with the Your Town workshop process and program. Overall, the planning and execution lead to a successful workshop.

The speakers and presenters were all very committed and engaged and followed through with making this workshop a very valuable exercise in planning for our local residents. Only one speaker, Kennedy Smith, unfortunately had to cancel her speaking and facilitator engagement four days prior to the workshop - which made last minute planning difficult, however the workshop continued forward and was a very successful experience for all participants.

Throughout the workshop, participants engaged in a variety of discussions and processes while exploring how these concepts apply specifically to Amador County. The workshop venue comprised speakers and presenters, work group breakout sessions, opportunities for networking and the overall sharing of thoughts.

Accounting and Workshop Budget

The Budget Table on the following page recaps and summarizes the Amador Regional Design Workshop budget.

Table 1: Budget

Accommodations/Meals				
Ione Hotel	\$1,380.50	\$1,255.00	\$125.50	Ione Hotel
Ione Steakhouse	\$968.47	\$468.47	\$500.00	ACF grant
Native Son's	\$900.00	\$400.00	\$500.00	JCRH grant
Clark's Corner	\$1,088.40	\$924.00	\$164.40	Clark's Corner
Ione Market	\$275.46	\$247.91	\$27.55	Ione Mkt.
Speakers				
Laura Cole-Rowe	\$1,573.00	\$1,073.00	\$500.00	IBCA grant
Ed McMahon	\$1,042.57	\$1,042.57		
Mike Garavaglia	\$600.00	\$600.00		
Sheila McElroy	\$600.00	\$600.00		
Jim Heid	\$1,822.55		\$1,822.55	UrbanGreen
David Wilkinson	\$0.00			Mercy Housing
Jim Harnish	\$500.00		\$500.00	Mintier/Harnish
Miscellaneous				
Facility	\$2,150.00		\$2,150.00	City of Ione
Clerical, admin	\$1,450.00		\$1,450.00	City of Ione
Supplies	\$400.00		\$400.00	Mintier/Harnish
60 Workbooks	\$475.58		\$475.58	Amador Co.
Follow-up forums	\$1,000.00		\$1,000.00	ARPC
Administration Fee	\$940.00	\$940.00		ACF
Table Cloths	\$274.00	\$274.00		Party Smart
Thank You sign	\$35.00		\$35.00	Merzlak
Workshop Certificates	\$43.50	\$43.50		ML Print
Workshop organizer	\$13,665.00	\$12,165.00	\$1,500.00	R Chapman
Misc. Receipts	\$628.73	\$628.73		R Chapman
TOTAL	\$31,812.76	\$20,662.18	\$11,150.58	

Workshop Speakers and Presenters

The following workshop speakers and presenters offered educational and inspirational presentations on these topics:

- Day 1, in the afternoon, Richard Hawks introduced the workshop focus with his discussion on *The Design Process*.
- Day 1, for our dinner meeting, Ed McMahon energized and inspired everyone with his presentation on *The Dollars and Sense of Preserving Community Character*.
- Day 2, early morning, Ed McMahon reiterated his key points from the night before and also expanded on tourism with the presentation on *Keys to Sustainable Tourism*.
- Day 2 mid morning, Jim Heid introduced and explained the *Principles for Small Town Main Streets: Liveable, Viable, Delightful*.
- Day 2, during lunch, Steve McNeil presented *An Introduction to Establishing Local Context*.
- Day 2, during the BBQ dinner, Sheila McElroy and Laura Cole-Rowe enumerated basic tips and perspectives on improving downtown areas with their presentation on *Main Street and Downtown Design Tips*.
- Day three, in the morning, David Wilkinson, Mike Garavaglia, Sheila McElroy, Patrick Miller, Jane Miller, and Jim Heid gathered for our *Panel Discussion* on successfully implemented projects regarding adaptive reuse of historic buildings, main street revitalization, and other design related topics.

Workshop Breakout Work Groups

The work group break-out sessions gave participants the opportunity to apply what they were learning to real-life or hypothetical situations. Through maps, charts, blueprints, design tools and hands-on activities, the work group participants collaboratively explored these topics:

- Ione Downtown Revitalization facilitated by Laura Cole-Rowe
- Designing a Healthy and Strong Community facilitated by Patrick and Jane Miller
- Main Street/Down Design and Revitalization facilitated by Sheila McElroy
- Design and Historic Preservation facilitated by Mike Garavaglia
- Amador County in the Context of California facilitated by Steve McNeil

Ione Downtown Revitalization and Design

The Ione Downtown Revitalization and Design work group picked up from their Visioning processes and documents set in place earlier in the year and continued to develop next steps toward realizing their Vision. As determined by their work group, next steps in Ione's downtown revitalization project will focus on improving and adding signage, designing and painting murals in various locations, and establishing gateway monuments.

Group Participants - Donna Rollins, Laurie Lord, Kim Kerr, Christopher Jordan, Roger Klemm, Denise Marshall, Tom Swett, Rick Kreth, Jerry Cassesi, Laura Cole-Rowe, facilitator

Issues

At the Thursday afternoon session, participants were asked what issues were facing the City of Ione. Responses included:

- Lack of revenue for city services. The City of Ione is not running a deficit, however, there were \$600,000 in cuts this year.
- There were some city worker pay cuts, but no layoffs.
- Items that were on the city's wish list are on hold.
- Ione has a redevelopment agency, but no implementation plan, therefore, no collection of redevelopment funds.

On the positive side, there have been upgrades to façades in downtown and there were 14 applications for the façade improvement program; 12 have been approved.

- Highway Traffic on Main Street – there are two 90-degree corners that have to be taken into account for any streetscape improvements such as benches on Main Street.
- Rehabilitation of Buildings on Main Street – Group consensus is that they wished all property owners did improvement on their properties.
- Longer Hours for Downtown Businesses – Consensus is that group participants wished that businesses did not adopt an “office hours” (9 a.m. – 5 p.m.) mentality for retail; some businesses seem to be “hobby” businesses. Many felt that some businesses like Rendezvous Primitive Arms and Clark's Corner do well because of extended hours. The group participants felt that many residents do not come downtown because business hours are when they are working.

Infill Businesses/Improving the Business Climate in Ione – Discussion continued on what businesses were missing in Ione. There are 300 business licenses. Active places/businesses in downtown include City Hall, the post office, and Clark's Corner, which seem to serve as downtown anchors. Suggested business additions include:

- Dry Cleaners/Alteration Shop, which could include a uniform shop since Mule Creek State Prison, Preston Youth Correctional and Cal Fire Academy are close
- Pool Supply
- Gourmet Food Take Out
- Cell Phone store
- Weekly Farmers' Market

Property owners should be educated on what types of businesses would fill a need in the community, and help with choosing tenants that have a solid business and marketing plan. It was felt that because franchise businesses such as Subway, Ace Hardware, Curves, and Pizza Factory have training for their franchise owners, including location choices and marketing plans, they are better positioned to succeed.

The consensus among the group for reasons for business failures included undercapitalization, an attitude of “I'm here” from some new business owners, lack of customer service, lack of a marketing plan, and a lack of entrepreneurship in Amador County. Because there is not a community college in the county, there is not a Small Business Development Center that could offer technical assistance and/or education for small businesses.

It was also mentioned that the existing grocery store in Ione was not welcoming, although it has improved. It was felt that many shoppers go elsewhere for groceries and that the store was losing business.

- Additional High School – Participants felt that there would be a better sense of community if Ione had its own high school. It would cost \$20-\$25 million to build a new high school.
- Lack of Town Center – Participants felt that there was a lack of a town center or community space – a gathering place. Ideas included taking the park behind city hall where the Iron Ivan train is located and flipping it to the front of the building, and move city hall toward the back.

Solutions

At Friday morning's session, participants became more focused on ideas that could be implemented for design issues in downtown Ione. The following ideas were given which became their workplan. Three separate, but related design projects for downtown Ione to honor its history, including

- Signage identification plaques on historic properties
- Murals
- Iconic Sign/Arch for Ione
- All design projects would educate and inform residents and visitors about Ione and also could serve to attract visitors passing through on the highway to stay awhile.

Signage Identification for Historic Properties

Purpose – To identify the City of Ione's 14 historical landmarks shown in the walking tour guide with plaques or signage giving a brief written history and to show photographs of the original buildings.

Participants had indicated that they would like plaques to be different than the standard brass plaques normally used, and they wanted these plaques to be different than Amador County historical markers. Facilitator had an example of historical design plaques used in Tehachapi, CA. The signage identification workplan was formed as follows:

- Gather community support
- Get permission to install plaques on building
- Determine how plaque will look - materials, mountings, etc. - determine costs
- Gather old photos of each building to be used on plaque, write descriptions
- Find funding - local fundraising, grants
- Press releases and marketing in region consistently to market the program
- Work with local restaurants to have information on back of menus

Add More Murals to Sides of Downtown Buildings

Purpose – To add more murals on sides of buildings in Ione to tell the story of the history of Ione to residents and visitors.

Because there are already a few murals in downtown Ione, participants felt that more could be added as an added attraction to the downtown area, and have the new murals depict Ione's history. Facilitator had many examples of murals on buildings, including some historical portrayals in

Tehachapi and Lindsay, CA and a more modern one in Occidental, CA. Participants took a field trip to downtown Ione on Thursday afternoon and found some locations for additional murals, and also looked at the City of Ione's multiple artists' drawing of the history of Amador County. The mural workplan was formed as follows:

- Gather community support
- If the City of Ione's drawing is used, permission would be needed to reproduce
- Alternative would be to commission artists to produce historic mural(s)
- Determine location(s); get property owners' permission; consider using removable/mountable materials
- Find funding - local fundraising; grants
- Hold celebration/reveal when completed

Add an Iconic Sign or Arch

Purpose – To identify Ione's history and location with an iconic sign depicting its history that will serve as a welcome to anyone coming into town.

Discussion was held about placing an iconic sign or archway at the entrance to the City of Ione. Facilitator and City of Ione staff had some photographs of iconic signs/arches that they shared with the group. While it was not clear what the sign would look like, participants wanted it to portray the city's history of trains, cattle and mining, and the Preston Castle.

During the field trip to downtown Ione Friday afternoon, participants also looked at possible sites where the iconic sign/arch could be placed. The iconic sign/arch workplan was formed as follows:

- Gather community support
- Determine appropriate location
- Get permissions from appropriate agencies (CalTrans)
- Determine design of signage - materials, how it depicts history, what historic elements to use (Castle, Train, Mining, Cattle) and how the iconic sign/arch would be erected, etc.
- Find funding - local fundraising, grants
- Hold celebration/reveal when completed
- Use iconic sign/arch photographs as part of the marketing materials to promote Ione

Facilitator's Comments

The participants in the work group began their discussions on very broad subjects, but were able to narrow down their discussion to items that the Ione Community Program could implement, starting with the simplest and least expensive project (Signage Identification for Historic Properties) and ending with the most difficult project (iconic sign/arch). As most of the group's participants took part in the *Main Street Four Point Approach to Revitalization®* workshop that the facilitator held in January 2010, they understood the impact of small, incremental changes that take place in design in a community, and how those things add up over a period of time. The visual impact that has been seen in Ione with the façade improvement program has served as the start of design changes in Ione. If the Ione Community Program implements the historic signage, murals and iconic sign/arch design projects, this will further signify design change in Ione, and could spur further interest in historic preservation, design and economic development in the community.

Designing a Strong and Healthy Community

The goal of The Designing a Strong and Healthy Community work group was, "To Create a Pedestrian and Bike Network Connection Ione's Downtown, Schools, and Parks". This work group explored the process of designing a bike/pedestrian path from downtown Ione to Howard Park. During this process, the group walked the proposed path, photographed various aspects for consideration, and drafted preliminary graphic designs of the proposed path. The results of this group's efforts resulted in several recommendations including a looping bike path for safety and use by all residents and visitors. More information is available on this groups powerpoint presentation at the web site: www.reneechapmanconsulting.com.

Main Street/Down Town Design

The Main Street/Down Town Design group explored potential design issues for the fictitious town of Dixie City, which encompassed a variety of problems facing their goal of having an economically viable downtown center with walkable blocks and mixing residential and business uses. Dixie City solutions included a round-about as their gateway, a professional downtown organization, an understanding of the business market, a brewery/general merchandise/coffee shop, design standards, a retail anchor for people to hang out, a water feature, historic building ordinances and economic incentives.

Mythical Dixie City

Dixie City has a population of 1,000, is bisected by a creek, has 400 homes, is located on Highway 32 (a two-lane highway) and is 6 miles from the county seat. Proposed new development includes 1,000-1,500 new homes to be built over the next 10-15 years which will increase the population by approximately 3,000. A casino would like to move in and there are several old mining sites in and around the city.

The Dixie City Action Plan included identifying the issues, solutions, potential mechanisms, assets and constraints. Solutions were then prioritized according to stakeholder input to develop a master plan, including implementation. The Action Plan also included a retrospective "Lessons Learned" and celebration upon project completion.

Ideas:

- The Charleston House and Business Center (CHBC) is a historic building that also acts as a downtown resource.
- Get on historical registry.
- Commercial on ground floor with apartments on top.

Issues:

- Town has many vacant lots downtown.
- Residential area immediate adjacent to the Main Street historical center.
- Church at end of town.
- Four major property owners we need to get onboard.
- Need gateway to bridge.
- Water feature is under used, overgrown.
- Three buildings are not historic.
- Physical improvements, what to incorporate?

Possible solutions:

- Gateway/roundabout entrance when you arrive and also connects to commercial areas.
- Professional Downtown Organization - Leadership!
- Build a community we want to live in.
- Understand the market - expand to meet needs - Economic Health.
- Retail anchor - have a place where people can hang out.
- End of town needs a pedestrian and car bridge to enter new development and pond.
- Old mine needs to serve as also an amphitheater/picnic area
- Shops will have creek access in back for events and dinners. Walking path along creek.
- Empty lots can become: brew pub, deli, business incubator,
- Weeds need to be pulled and add more parks and greens.
- Connect cemetery, mine, celebrate historic part (connecting the dots, commonality)
- Frontage upgrade: shop up front, buffered from street
- City jail will become a new coffee shop, be cleaned up by students
- Tie industrial with downtown because these companies help with taxes and revenue.
- Buildings: accessible from both sides
- Storefronts: overhangs, balcony, posts, trees, no banners, community involvement
- Community Center: farmers markets
- City Hall Buildings: looking for grant money to rephrase.
- Rentals: Mill's Act
- Hotel: housing that will also act as a solution to the rentals in back.
- Funding to improve.
- Community Garden that can also be headed by the church and community.

Planning:

1. Go to leadership, stakeholders for approval by identifying stakeholders and organizing
2. Determine and update ordinances, utilize historic buildings to the best advantage, economic incentives.
3. Explore National Register - tax incentives, historic district, Mills Act, facade programs, increased value from rehabilitation = assessed value goes up.
4. Twelve month clean-up campaign
5. Start working on buildings and planting
6. We need to look at each site separate and break down all projects 1 at a time.
7. Economic incentives: business incentives, existing business to help us expand, business expansion= example ice cream shop have Roloids, new merchants taking risks.
8. Recruiting business with locals and people with a plan. Ex. Grant writing will help with funding.
9. Tourism: parks, we will need support financially and physically.

Potential threats from successfully improving the Dixie City downtown area includes attracting sprawl, casinos, residential development and strip malls.

Amador County in the Context of California

The Amador County in the Context of California explored several issues including how parts of the county work together, the quality of design, development control, and disjointed jurisdictions. Potential solutions to challenges included county-wide design review guidelines, cooperative regional planning, maintaining open space between communities, revenue sharing and Highway 49 viewshed protection. The resulting outcome was a draft policy statement for future consideration. The Amador Regional Planning Committee will further drafting, exploring, and implementing this policy.

The workgroup focused on exploring various potential opportunities for enhanced, proactive, forward looking collaboration between the five incorporated cities' and the county governments. Amador County with a population of less than 40,000 is smaller than most cities in California, and therefore has unique opportunities to collaborate at various levels in order to improve and preserve our local services as well as historic and visual/lifestyle assets. These assets are important to the preservation of the rural quality of life valued by existing residents, and are also important drivers of the local tourist business, and a key to future economic development. Neither tourists nor local residents want to lose the unique features which make us a desirable place to live, work and visit. However, unless we take concrete action to manage all aspects of future growth, we are at risk for sprawling into yet another generic suburb of the Sacramento Valley.

Issue

The challenge was for this group to sponsor a project intended to preserve an important local asset which would require the active collaboration of the County and local city governments.

Selected Project

The visual impact of individual cities/communities separated by rural open space has been identified as a major asset for Amador County. The project intends to preserve this asset by developing a general plan policy, to be approved by the cities of Plymouth, Amador City, Sutter Creek, Jackson and the County, designed to preserve the visual separation of cities and to protect the visual corridor along Highway 49 from the City of Plymouth to the City of Jackson. This could be done primarily through preservation of existing agricultural zoning and control of project designs as necessary to prevent the four cities from sprawling into a single unit.

Constraints

- Several of the large properties which would be impacted by this project are currently for sale, presumably intended for some level of commercial or residential development.
- Highway frontage properties are highly desirable sites for commercial, sales tax generating businesses. This is the easiest, quickest and frequently cheapest form of commercial development. Commercial strip development along the highways is exactly what this project hopes to prevent which could put the project at odds with the short term revenue generating goals of the cities and County.
- Protection of existing view sheds and open space between the cities will require that the visual impacts of residential development along Highway 49 be carefully managed through use of special planning designations, incentives for clustering units, density transfer and other active planning tools.
- If development along Highway 49 is to be limited/relocated, where will it be relocated to?
- If commercial development is shifted from Highway 49 to Martell regional center, or from one city to another, how will the city which forgoes a particular commercial development be compensated? The cities can not survive on property taxes and tourist sales taxes alone.
- Cooperative commercial land use decisions will require some form of reciprocal revenue sharing between the affected jurisdictions on a project specific basis. Other wise, in order to survive the cities will be pressured to approve commercial development it may not want which is a certain recipe for sprawl.

Opportunities

1. The County and three of the four affected cities are actively involved in general plan updates.
2. The County and cities currently meet in at least two regularly scheduled meetings to discuss issues of regional or common interest. There is a good working relationship between the staff and elected officials.
3. All jurisdictions within the County are facing a common economic challenge and should be receptive to the overall goals of this project.
4. All six General Plans within the County address the need for the preservation of our rural quality of life as well as the conflicting need for economic development. This project is an attempt to address this shared conflict.
5. There is very little development actively at this time in the County, due to the economic downturn. This should minimize the risk of the project conflicting with any new or proposed development plans.

Implementation Plan

1. The project was offered to, and accepted by, the Amador Regional Planning Committee, (ARPC), as part of their 2010-11 work plans. This is an established group which has the time and resources to manage the project.
2. The project will also be introduced to the Amador County Executive Management group on September 2, 2010, as part of the follow-up to the “Your Town” program. This group includes elected and administrative staff representatives from each city as well as the County.
3. The first active step will be to identify the individual properties potentially impacted by this project.
4. The ARPC will meet with the stakeholders.
5. The ARPC will make a formal presentation of the proposed project to each of the affected jurisdictions, asking for their support and active participation.
6. Public support will be key to the success of the project and will be addressed early on through the local media, community groups and planning commissions.
7. The project will focus on maintaining existing agricultural zoning and the use of various planning tools in order to protect and balance the development rights of the property owners and local jurisdictions.
8. Any expenses will be provided through in-kind services of staff involved.
9. The end product is a written policy to be added to each affected General Plan.
10. The entire process should be able to be resolved within 12 months.

Historic Preservation and Design

The Historic Preservation and Design work group faced the challenges of implementing historic preservation with economic revitalization for a fictitious building in a fictitious city. The challenges faced included no redevelopment agency, lack of funding resources, vacancies, indifferent property owners, and an overall lack of attitudes and policies that protect historic structures.

Opportunities explored by this group included utilizing historic structures for mixed-use, tourism, community service, and business incubators. This groups "To Do" list includes educating property owners about the improved property value aspects of historic preservation, utilizing and celebrating community pride through conveying family history, consensus building, and defining historic districts, and economic development considerations. Other suggesting include maximizing incentives (such as tax credits) and establishing a Downtown Revitalization Group.

Issues

Started with building within a fictional town, the Town of Yore, that would be representative of any town within Amador County.

Development model:

1. Community initiated.
2. Scalable to other projects within the downtown district. We started with a design for the largest building in the district - the “White Elephant”.

Constraints

1. Economic downturn.
2. No redevelopment agency, no agency that would have funds available for the project.
3. Looked at uses that we wanted to bring in for building that we to restore and what other businesses are in the area. We chose mixed use (retail/residential), with tourist space on the second floor and tourist based and community services on the first floor. We wanted to have areas on the ground floor that were small enough to incubate small businesses and have room for them to grow.
4. Property is vacant and in disrepair.
5. Owner is indifferent as to feelings about the building.
6. The building is historic and iconic.

Project

How do we get the owner to stop being indifferent? How do we get the owner to care enough to invest in his property? Our approach was to show the owner a project that was economically viable. We chose to do this by maximizing incentives by utilizing the following:

1. Use federal tax credits (20% for this historic building)
2. Request that local jurisdiction wave development fees.
3. Using Community Development Block Grants and Economic Development Block Grants.
4. Using the Mills Act to provide state tax relief.
5. Using the California Building Code to relax some of the requirements in rehabilitation the building.
6. Comply with Secretary of the Interior's Rehabilitation Standards to remain consistent with the requirements to maintain the historic nature of the building and be able to use the incentives.
7. Demonstrate that the project is economically viable to get the owner to accept the proposal.
8. The citizen based Revitalization Group is the driving force and has contact with the local jurisdiction. The project is responding to a General Plan Vision and the design guidelines. One member of the group has a close connection with an official of the jurisdiction.

The Money!

Property owner had to be convinced that the project is viable, i.e. make money for him, and how the property could become a great community asset and improve his standing in the community. This was done after some small projects were completed that brought the adjacent properties up to a better caliber (clean and neat) and minor façade restorations.

Our project building has 15,000 sq. feet. Construction costs are estimated at \$220/ft; construction, engineering, and other fees total is over \$4 million. We acquired a commercial loan for \$2 million, a CDBG \$500,000, an EDBG \$500,000, 6 investors providing \$300,000, and the historic preservation federal tax credits of \$850,000.

The rehabilitation will provide 1 B&B suite, 6 B&B rooms, and 4 pension rooms with shared bathrooms (B&B facility computed at 50% occupancy \$120/average night), one 1 bedroom apt (\$800/mo), one 2 bedroom apt (\$1000/mo.), 3500 sq ft of retail space (10% vacancy rate – tenant to do improvements), 3400 sq ft for restaurant with the addition of some outdoor dining (tenant to

do improvements), and 560 sq ft used for walk through with visitor center. Walk through allows splitting of retail areas so there is rear entrance to some businesses. First year realizes \$15,000 in black, at year 10 realizes \$100,000 in black, debt paid off after year 10, so year 11 results in \$340,000 for year.

To Do List

1. Talk to property owners about self determination.
2. Get together revitalization committee.
3. Educate citizens, business owners and property owners about value of their assets.
4. Use community pride and family histories to help with education and formulate groundwork for potentially designating downtown area as historic district.
5. Consensus building of all the stakeholders (property owners and the local jurisdiction) to buy in on the project (redevelopment of downtown area using historic preservation).
6. Economic development
7. Define district, contributors and non-contributors within district. Get it nominated for the National Register or get it Certified by the National Park Service.
8. Start out with easy project (to demonstrate completion and effectiveness), and then move on to major project.

Retrospective and Follow-up

The concepts presented during the workshop highlighted the advantages and methods of preserving community character and how to make our communities more attractive and economically viable. Throughout the workshop, participants engaged in a variety of discussions and processes while exploring how these concepts apply specifically to Amador County. The workshop venue comprised speakers and presenters, work group breakout sessions, opportunities for networking and the overall sharing of thoughts.

Initially, when asked on the first day what everyone was hoping to gain from the workshop, or what were the participants expectations, common "themes" in several of the responses conveyed that participants wanted to know more about:

- Working together with others from various parts of the county.
- How design relates to community.
- How to enhance existing resources and build on what we have rather than building new.
- How to bring public officials on board, and work more successfully with them.

As a group, participants explored and conducted an Amador County SWOT Analysis (Strengths, Weaknesses, Opportunities, and Threats). Also, the group, as a whole, listened to and learned from the various presenters who discussed what makes a community strong for its residents and attractive to businesses and tourists. Throughout the workshop all participants explored various community-related topics, shared meals, and engaged in small impromptu side-line conversations where community issues were discussed. The networking that took place was very encouraging as many of the participants had never met each other. The collective sharing of thoughts and ideas was amazing and the relationships that developed stand to benefit our region for many years to come.

Workshop activities and exercises included exploring main street/downtown design, historic preservation, and methods for identifying and capitalizing on community assets. Serving as models, these exercises and activities can now be replicated during the ongoing process of locally exploring various challenges and potential solutions in Amador County cities, towns and communities. Recommendations for follow-up or next workshops would be to have plenty of coffee and more iced tea on hand for the last part of the last day. Everyone worked hard and seemed a bit tired on the last day. Although they were a bit tired, everyone participated to the very end and left energized, carrying with them their new perspectives, relationships, and ideas!

As the workshop wrapped up, participants were asked what they were taking away from the workshop. Responses included:

- Networking with others from around the county.
- Finance knowledge regarding working with our local resources, historic and otherwise.
- Looking at how design impacts community character and pride.
- A different vision for Amador County.

The workshop was definitely successful and is already making a difference in Amador County.

Thank You Your Town, for this wonderful opportunity that will continue to have a lasting and far reaching impact on our region!

Table 2: Cash and In-Kind Match

Source	What is Donated	Cash Amount	In-Kind Amount
Staff Time			
City of Ione	Clerical, admin. assist.		\$1,450.00
Meeting Space			
City of Ione	Facility		\$2,150.00
Hotel Rooms			
Ione Hotel	Discount on rooms		\$125.50
Food			
Paid by the Jackson Rancheria	Grant donation for dinner	\$500.00	
Ione Market	Discount on snacks		\$27.55
Clark's Corner	Discount on meals		\$164.40
Paid by the Amador Community Foundation	Grant donation for dinner	\$500.00	
Speaker Fees			
Jim Heid - UrbanGreen	Speaker		\$1,822.55
Jim Harnish	Facilitator		\$500.00
Paid by the Ione Business Community Assoc.	Grant donation for Laura Cole-Rowe	\$500.00	
Printing			
Merzlake Signs	Thank You Sign		\$35.00
Equipment/Supplies			
Mintier Harnish	Workshop Supplies		\$400.00
Amador County Administration	Notebooks		\$475.58
Transportation			
N/A			
Other			
Amador Regional Planning Committee			\$1,000.00
Workshop Organizer			\$1,500.00
	Subtotal	\$1,500.00	\$9,650.58
	TOTAL MATCH		\$11,150.58