

# VISION FOR A FUTURE

## *Center for the Sawtooths*

**A public education center in the Sawtooth Valley that protects and supports the Sawtooth National Recreation Area (SNRA), provides a home for area nonprofits, teaches habits to recreate responsibly, promotes conservation, and is an asset to the local community.**

### **1** — *Community Asset*

A centrally located resource, open to the public for meetings and classes. Filling critical worker/volunteer housing needs.

### **2** — *Education Center*

Year-round accessible facility, deepening our understanding and appreciation of the SNRA through education and interpretation.

### **3** — *Visitor Resource*

Providing area information and resources to visitors. Teaching Leave No Trace and other principles of responsible recreation. Holding educational programs.

### **4** — *Home for Nonprofits*

A place where nonprofits, working to preserve and protect the SNRA, can collaborate to maximize their impact.



*Join us!*

**Join the Sawtooth Association in creating a long-term legacy for the Sawtooths in Obsidian, Idaho. This project needs the support of generous donors and sponsors. Contribute today to make a lasting impact!**



*Protecting and advancing the natural and cultural history of the Sawtooth and Salmon River Country through education and preservation since 1972.*

**WWW.DISCOVERSAWTOOTH.ORG | PO BOX 75, STANLEY, ID 83278**

# BENEFITS AND USES OF A *Center for the Sawtooths*

An amazing opportunity has presented itself right in the middle of the Sawtooth Valley!

The Sawtooth Interpretive & Historical Association (SIHA) is working to secure a generous gift of the “Sessions” property on Highway 75 in Obsidian, Idaho, in the middle of the SNRA, from Smiley Creek Bears, LLC (Jones Family). SIHA is excited to augment its mission of *protecting and advancing the Sawtooth and Salmon River country through education and preservation*, by providing planning, set-up, and initial organization of this project. Funds are needed for immediate design, master planning, real estate closing costs, initial operations, as well as maintenance.

Our vision is to create a conservation and education center that benefits the regional community and general public. It will be a home for area nonprofits, educational resources, conservation outreach, workforce housing, and accessible year-round presence for the Dark Sky Reserve and other entities. We have been consulting with the owners, public project development experts, building inspectors, SNRA staff, and stakeholders. Time constraints require that we have an initial plan and seed funding in place prior to completing the property donation.

This is a chance to build a long-term, sustainable legacy in a place we all love and appreciate. If we work together to make this happen, we can build a stronger presence of education, awareness, and conservation in the Sawtooth country for generations to come!

## OBSIDIAN PROPERTY DESCRIPTION

- 1 Sessions Dr., Obsidian, Tract 05-89 Sec 29 T9N R14E, Custer County, Idaho
- 6.72 acres, just off of Highway 75, near Williams Creek Trailhead
- 56 miles north of Ketchum, 14 miles north of Smiley Creek, 10 miles south of Stanley
- Historically a café, motel, and gas station built in 1960s and 70s
- Present structures in medium-poor condition, environmental assessment in progress
- Restrictive US Forest Service Conservation Easement, dated 24 July 2002





# BENEFITS AND USES OF A *Center for the Sawtooths*

## BENEFITS OF PROPERTY DONATION

- Public education is expanded and enhanced to emphasize the scenic, natural, historic, pastoral, fish, and wildlife values described in the legislation establishing the SNRA.
- SIHA (and potentially other nonprofits) have opportunity for year-round presence, improved exposure, staff housing, and better mission fulfillment.
- Reduces housing requests to SNRA; increases support/partnership between entities.
- Sawtooth/Stanley community receives additional onsite housing, community support, interpretation/ environmental/conservation outreach through nonprofits.
- Present owner receives donation tax benefit and a valley legacy.

## POTENTIAL USES

- A shared home for Area Nonprofits:
  - Nonprofit office space, potential bookstore and outreach/education center.
  - Opportunities for greater collaboration among nonprofit organizations.
  - Seasonal Housing for SIHA naturalists, museum staff, and/or trail crews.
  - Opportunities for additional community and nonprofit partners over time.
- A nature center, open to the general public, providing a central location for education efforts and small gatherings.
- Dark Sky Reserve: Potential year-round access for office, information center.
- Seasonal/Year-round housing for area workers could provide an income stream for maintenance of the property and help fill the need for affordable community housing.
- Potential location for electric vehicle charging station.

## ORGANIZATIONAL STRUCTURE

- The vision is for SIHA to be a pass-through entity to accept the donation of property (due to time constraints), then seek sustainable funding and management through the formation of a new nonprofit or trust to manage development and use of the property.
- The new entity would be overseen by a diverse Board of Trustees.
- Development/operation of property would include executing agreements with potential site users.
- All USFS, state, county, Dark Sky, safety, environmental, and other regulations will be adhered to.
- Funding to be through donations, rentals, sales, programs, grants, and other avenues.

# 2021-22 CONTRIBUTIONS TO THE *Center for the Sawtooths*

PROJECT PLAN	WORK TO BE ACCOMPLISHED	ESTIMATED COST*
<b>Before Property Transfer</b>	Secure funding for operations and maintenance for 1.5 years and to begin site planning/capital campaign for <b>Phase 1</b>	\$160,000
<b>Phase 1</b>	Raze unsafe sheds/outbuildings. Clean up and renovate existing store for office/meeting space. Clean up and upgrade occupiable housing units for safety. Retain planner for site master plan development. Build new restrooms for office/meeting space. Complete plans for visitor/education center ("Center for the Sawtooths") and walking/interpretive trail. Cover annual operational costs. Establish fundraising program for Center for the Sawtooths.	\$500,000
<b>Phase 2</b>	Construct interpretive trail. Replace septic system. Underground power. Build new Center for the Sawtooths visitor/education center. Cover annual operational costs.	\$3,500,000

\*based on 10/2021 building cost estimates

The Sawtooth Association is seeking donations to ensure transfer of property and immediate maintenance and operations needs can be met, while also beginning fundraising for Phase 1 of the Center for the Sawtooths project. Through targeted sponsorships and generous donations from the community we are confident that we can raise the funds needed to create a truly one-of-a-kind education and conservation facility that serves the SNRA and its visitors for generations to come.

DONATIONS/CONTRIBUTIONS TO DATE	VALUE
<b>SIHA</b> - Environmental Phase 2 testing, site survey, legal services	\$10,000
<b>JONES FAMILY</b> - Environmental Phase 2 testing	\$10,000
<b>TRUE NORTH ENVIRONMENTAL</b> - Phase 2 testing donation of field crew time and instrument usage	\$1,000
<b>STANLEY CONSTRUCTION</b> - Environmental Phase 2 testing donation of time and equipment (backhoe and operator)	\$1,510
<b>SAWTOOTH VALLEY BUILDERS</b> - donation of time/expertise for site analysis, conditions report, and suggested renovation schedule	\$2,000
<b>DOUG OBLETZ/CARTER MACNICHOL</b> - Project coordination, site analysis, letter of intent, research, consulting, budgeting, donation agreement, etc.	\$20,000
<b>ERSTAD ARCHITECTS</b> - Site Plan illustrating Phase 1 and 2	\$3,000
<b>JOHN SEILLER</b> - Reduced rate for legal services	\$450
<b>ALPINE ENTERPRISES</b> - Reduce rate for corner pin location	\$500