

Appendix A – Area Plan Summaries

The date of the report, the party the report was prepared for and the report author(s), has been identified. A report synopsis outlines the contents of the report.

A.1 Florida Mesa District Land Use Plan

Completed: April 24, 1998
Prepared For: Florida Mesa District
Prepared By: La Plata County

Report Synopsis

Before the adoption of the Florida Mesa District Land Use Plan in 1998, development proposals were considered on a case by case basis resulting in some negative visual and physical impacts. The primary objective of the Florida Mesa Land Use Plan is to preserve the agricultural and rural character while accommodating growth. The underlying premise is to provide landowners with general guidance and incentives for evaluating development proposals. The plan has developed a framework of goals, objectives, policies and actions for the citizens, Planning District, and County that defines a vision for the next twenty years.

On August 2, 2000 the La Plata County Planning Department completed the Florida Mesa Planning District Land Use Classification Map. All future development activities will be reviewed in accordance with both of these planning tools to ensure that development activities are consistent and can uphold the vision of its citizens, Planning District and County as a whole.

From the County's perspective, the Florida Mesa is undergoing a transition from the farming and ranching community of fifteen years ago to a service, tourist, and retirement community. Current subdivision activities are developing the

Mesa into smaller and smaller lots reducing lands available for open space, changing the area's rural character, property values, infrastructure needs and costs, and the area's natural beauty.

The goal for water and sewer in the Florida Mesa District Land Use Plan is to ensure the future availability of ground water and protection from contamination, wastewater, and other pollutants. Objectives recommend to "anticipate and plan for alternatives" to the current water and sewage disposal system, strengthen county regulations, and the County and irrigation water providers in the District to work cooperatively to address development and allocation issues prior to development approval.

In the absence of zoning, commercial uses are or will likely be scattered throughout the District that could undermine the rural, low-density characteristics, property values, and/or attraction for the adjacent property owners.

Roads and Transportation

Growth related activities in the Florida Mesa District have "out-paced" CDOT's ability to keep up with costs associated with road improvements to State highways 550, 160 and 172. La Plata County's recent growth rate and the need for roadway improvements exceed the fiscal resources available.

It is a goal of the Plan to maintain a significant portion of the land in the Florida Mesa District as agricultural farm and ranch land.

A final key concern in the Florida Mesa District Land Use Plan is the need to offset the costs of infrastructure and service delivery costs of new development. The County is considering the creation of a fee schedule that reflects the impacts of development. This would involve the execution of intergovernmental agreements between various special districts and the County to institute one fee that is used to address a variety of impacts.

Relevance to the Grandview Area Plan

The current strategy for new commercial/light industrial and mixed-use development in the Florida Mesa District Land Use Plan concentrates new development in areas where similar uses already exist. The Grandview area and Elmore's Store are identified in the Plan as an area that is established with commercial/light industrial/mixed use development as indicated on the Land Use Classification Map.

element identified park and recreational needs it did not address the long-term needs of the City, nor did it help to identify specific annual budgetary forecasts and implementation. Today's POST Plan refines and implements the general direction established in the Comprehensive Plan and is intended to become an independent part of the Comprehensive Plan.

Durango has over 32 public parks and recreation areas totaling over 200 acres, with 170 acres already developed and approximately 37 acres of land dedicated to future parks.

A.2 City of Durango Parks Open Space Trails: Elements of the Durango Comprehensive Plan

Completed: Adopted October 16, 2001

Prepared For: Department of Planning and Community Development
Department of Parks and Recreation

Prepared By: Winston Associates and Board of Great Outdoors Colorado

The POST Plan states that new neighborhood parks should be created wherever significant new subdivision of greater than 30 lots is proposed, where more than 10 apartment units exist, and where there is no park in existence within 1/2 mile walking distance of new development. The plan also calls for creating mini-parks in subdivisions of more than 5 lots.

The City will work to create neighborhood parks that reflect residential development. New development projects should contribute to the provision of parks and recreation facility sites proportionate to the demand created by new development. The City will look for ways to obtain land for parks and recreation facility site through public investment, private contributions, and implementation of a development impact fee program. To meet the City's park dedication requirements only mini-parks that meet standards in the Parks Master Plan, and in new developments, will have neighborhood (non-city) maintenance.

Report Synopsis

The Parks, Open Space, and Trail Plan (POST) is intended to serve as an update/addition to the treatment of these elements in previous City of Durango Plans. The intent of this plan is to build upon the information and ideas incorporated in previous city plans as well as to recognize the relevance of other trail and transportation plans.

Parks Plan

In 1985 the City adopted a Parks, Recreation and Open Space (PROS) plan as an element of the Durango Comprehensive Plan. While the PROS

In the Parks Element of the POST Plan where Future Community Parks and Sports Fields, Section 3.4 are addressed, Option F for Grandview Area realizes that although the City of Durango has not formally decided to extend any services to or consider annexing this area adjacent to Highway 160 east at this time, "circumstances may change."

And if the City does decide to expand in this direction, and if no other site has been located for a community park, then the less expensive land out in the Grandview area may make such a Park possible.

The POST Plan Policies also call for an update of the City's code that would address the issue of whether the developer's park dedication requirement should be just that, the land, or whether different levels of improvement should be provided. Additionally, the City will work with other nearby jurisdictions to assure that recreation needs of the Durango region are met in a comprehensive and equitable manner.

Open Space Plan

The Open Space element is an expansion of the Parks, Recreation and Open Space Element of the 1997 Durango Comprehensive Plan. Goal 15 of the Comprehensive Plan is "to maintain a system of open space throughout the planning area that serves as a visual and recreational amenity, and provides sufficient habitat to sustain healthy wildlife populations." GIS mapping and modeling were used to indicate where to look for potential space and to show areas of opportunities and constraints.

Durango's Open Space Element in the POST Plan incorporates policies for improvements of Open Space lands. In special circumstances, the City may use Open Space lands for rights-of-way for roads, if they have been previously identified in the City's Master Plan and other associated elements. Water, sewer and other below ground utilities may be installed on open space lands if adequate financial guarantees are in place.

Improvements on acquired Open Space Land should be limited to actions required to manage/protect habitat for native plant or wildlife species, continuation of agriculture, and to provide nature-

based passive recreation. The City may also allow identified Open Space properties to be leased for continued agricultural uses such as farming and grazing. Agricultural leases may continue to afford limited public access for passive use if safety is not a consideration.

The POST Plan's Open Space Element identified twelve tools that can work as separate tools, be used in combination, or utilized as incentives related to development regulations or tax law to protect open space. Intergovernmental Agreements with the BLM and/or the County are one tool. Currently the City and the County are starting discussions on a land use planning IGA.

The short and long range recommendations could affect the study area:

- Monitor and participate with the Division of Wildlife and BLM in the planning process for public lands.
- As part of future annexations and planned developments, require the dedication of open space resources that have "high value to the open space system."
- Develop criteria for the evaluation of these areas so that these additions to the City's open space system can be applied in the Master Plan.

Trails Plan

The Trails Element of the POST Plan provides an inventory of Durango's existing and proposed trail system, and a framework for prioritizing trail development activities. Guidance for trail program implementation is achieved by outlining trail construction standards and trail management policies and strategies for trail acquisition and maintenance. The Plan gives governments, agencies, and individuals a vision for the City's trail system.

A.3 City Of Durango Planning & Community Development LUDC –Chapter 27

Completed: Adopted March 1989
Prepared For: City of Durango Planning
& Community
Development Department
Prepared By: City of Durango

Report Synopsis

The following section of Durango's Land use & Development Code could be applicable to the Grandview area if annexed.

Residential/Commercial/ Mixed Use/Industrial Development

Residential mixed uses are only allowed by special use permit in the NB, CB and LC zones and allowed by conditional use in the PB zone. Retail businesses, which include light manufacturing or on-site production are allowed as a conditional use in the NB zone as a Special Use in the CB, LC and HC zones and allowed outright in the I zone. Light manufacturing is allowed by special use in the CB, LC, and HC zones. In Section 4-1-6 of the Durango LUDC, (a) mixed uses for residential units may be located within a structure with business uses in the Central Business District and with commercial uses in the Light Commercial District. In subsection (b) any mixed-use development shall strictly comply with adopted fire and building codes. The existing uses within the study area are the mixed-use development along both sides of the Highway 160 corridor.

Planned Development Zone Districts

Increasing growth demands for housing of all types and design encouraged the implementation of the Planned Development Zone District. To provide

project variety and diversity the district can relax the bulk and use requirements and other criteria in return for development conformance to ensure the long-term goals for neighborhood and community benefits are achieved. PDZ districts encourage innovations in residential, commercial, recreational, and industrial development.

In order to encourage maximum long-range neighborhood and community benefits the code is designed to:

- encourage innovations in residential, commercial recreational, and industrial development;
- provide a procedure that can relate a project to the desired type, design, and layout of residential, commercial, recreational, and industrial development that encourages saving components of the sites natural characteristics; and
- encourage a more efficient use of the land, public services, and technological changes to land use development and service delivery.

Overlay Zones

An Overlay Zone protects some areas of the City of Durango. The community has identified these areas as unique or special. Additional requirements, limitations, and/or performance standards may apply for uses and/or development within the Overlay Zone. Identified Overlay Zones are: River Corridor Overlay Zone, Downtown Design Overlay Zone, and the Historic Preservation Overlay Zone.

Impact Fees

The Major Street Impact fee is assessed on all new development or change of use and applicants who are connecting to the City's water, sewer and utility pursuant to an implied consent agreement. The Council adopts the fee schedule. The purpose of impact fees is to assure that increased costs to improve and maintain the City's road system is associated born by new development. The fees are

assessed and collected according to a schedule adopted by the Council.

Relevance to the Grandview Area Plan

The general purpose of the Land Use and Development Code is to "guide and accomplish a coordinated, adjusted, and compatible development of the city and its environs." The Land Use and Development Code sets forth requirements and procedures for the adoption of the comprehensive plan or plan elements or for amendments to the text of the adopted City of Durango comprehensive plan, boundaries of the plan area, or land use classifications on the future land use map. Overall the Land Use and Development Code integrates land use and development regulations, accomplishes clarity and flexibility in decision making which affects planning for the City of Durango.

A.4 Comprehensive Plan for the City Of Durango

Completed:	Adopted March 1997
Prepared For:	City of Durango
Prepared By:	City Staff, Freilich, Leitner & Carlisle LDR International, and Vandegrift & Assoc., Inc.

Report Synopsis

The Comprehensive Plan for Durango sets forth a vision for the City of Durango. The thorough consideration of growth management scenarios and the establishment of goals, objectives, and implementation strategies provide decision makers the tools to guide the City of Durango in future development, development of public facilities, and the provision of public services. The Plan also serves as the City's Annexation Plan.

The Plan development process used a Steering Committee comprised of a broad range of City

residents and residents of unincorporated areas surrounding the City. Interviews were conducted with City, County, and community leaders. Focus groups and public workshops were used to identify key community issues. Workshops were also used at specific points in the Plan's development including alternative analysis, goals and policy development, and final draft of the Plan. A telephone survey of area residents was also used during development of the Plan.

In order for the Steering Committee to adequately consider future land use patterns in Durango, an analysis of three growth management alternatives was conducted to help the Steering Committee determine the most appropriate form of growth for the community. The three alternatives were: Trends analyzed growth based upon historic City/County land use policies, Compact Development considered growth contained within the current City limits and existing utility service areas, and Regional Provider examined the impacts of providing city services to a larger urban area than the other two alternatives contemplated.

The Steering Committee selected a Preferred Alternative that integrated key factors from each of the three growth management strategies. The Preferred Alternative supports higher densities within the City than were considered in the Compact Development scenario and identified two areas as Potential Urban areas as described in the Regional Provider scenario, one of them being the Grandview area.

Relevance to the Grandview Area Plan

The Future Land Use map identifies the Grandview area as a Potential Urban Area with mixed use, large lot residential (1-3 acre lots) and rural residential (3+ acres). In addition the Grandview study area is included in the Preferred Alternative as a Potential Urban Area.

Comprehensive Plan Issues:

The following issues, identified within the Comprehensive Plan, are pertinent to the Grandview area with regard to future urbanization.

1. *Development at urban densities with rural development standards.*

Development pressure is high in unincorporated areas surrounding the City and there has been a lack of development review coordination with La Plata County. The ability of other service providers to provide water and the County's MES subdivision process (revision is recommended) have enabled urban style development, low to medium densities, with inadequate long range urban services such as fire flow, sidewalks, parks, streetscape amenities, pedestrian safety, and transportation management.

2. *The extension of services and the costs to serve.*

If the City does not provide water to potential urbanizing areas and another provider is able to serve, the provision of water will enable continued growth of low to medium density and an eclectic mix of residential and commercial development in the urban fringe areas. Future costs to serve become more expensive after development occurs. Ability to provide urban services at urban standards is difficult to retrofit in developed areas.

The City has limited resources for new growth. Standards for level of service should be based upon the City's ability to serve and development should be phased "to ensure that new growth does not outstrip its ability to serve." Goal 7 of the Comprehensive Plan outlines standards for concurrency of development to provision of services and also specifies criteria for the provision of minimum services and facilities required for urban development.

3. *Discourage urban sprawl*

With regard to the Grandview area designation as a Potential Urban Area it is recommended within the Alternatives section, that the "City will continue to work within the County to identify cost effective strategies to accommodate future urban growth..."

A.5 La Plata County Trails Plan 2000

Completed: 2000
Prepared For: La Plata County
Prepared By: Holton Planning
Associates

Report Synopsis

La Plata County, GOCO, Durango Wheel Club, City of Durango, USFS, BLM, Colorado Division of Wildlife, and the Town of Bayfield supported creation of the Trails Plan 2000. The plan evaluates the existing trails and trail needs in the county with an emphasis on additions to the system and improvements to the system. Four major themes of the plan were developed during the Plan process:

1. Trails are vital to safe, livable neighborhoods and communities
2. Thoughtful integration between public and private lands is central to meaningful trails planning in La Plata County
3. Proper trail design is critical to a successful trails system
4. Trail maintenance is critical to a successful trails system

The Plan process utilized a 46-member stakeholders group, a three-member steering committee, a team of planners, trail experts and geographic information systems specialists, and many county residents participating through public forums and public worksessions. The La Plata County Commissioners and Planning Commissioners oversaw the preparation of the plan.

The Mission of the Plan is to promote the ongoing development and maintenance of a strategic, well-designed network of trails that provides safe, convenient and enjoyable recreation and transportation experiences for all trail users.

Relevance to the Grandview Area Plan

Four specific action items for the Grandview study area:

1. Grandview Ridge BLM lands - construct trails compatible with BLM management plans for the area including winter closure for big game.
2. Florida Mesa Elementary School - establish trails between school and neighborhoods cognizant of trespass issues and easement acquisition needs.
3. Highway 160 between Durango and Bayfield - establish safe bicycle/pedestrian accommodations including separated path and or adequate shoulders, research potential alignments within CDOT ROW, and address funding constraints.
4. County Road 234 connection to Grandview Ridge and Horse Gulch Trails - establish access from Grandview/CR 234 area to BLM lands along Grandview Ridge.

A.6 Alternative Alignment Screening Report-US 160, Conceptual Design from Farmington Hill to Bayfield

Completed: May 2000
 Prepared For: Colorado Department of Transportation Region 5
 Prepared By: URS Greiner Corporation

Report Synopsis

In February 1999, the Final US 550 and US 160 Feasibility Study was adopted. This comprehensive report included a combination of technical studies and public involvement sessions. A set of general

recommendations for the highways and important public values for the US 550 and US 160 highway corridors will be incorporated into the Concept Design Analysis and Environmental Study phases of the project.

The May 2000, Alternative Alignment Screening Report summarizes the development and evaluation of the various alternative alignments.

Two alternatives were carried forward for more detailed analysis:

Alternative 1G was "screened out" because it was cost prohibitive, had steep grades approaching US 160, and had considerable visual and wildlife habitat environmental impacts. Instead, Alternative 1G Modified was moved forward for reasons of reduced construction costs, better approach profile at US 160 intersection, least impact on existing traffic volumes, least impact to US 550 while constructing the realignment of US 550, least amount of impacts on existing agricultural land, easy connection to service roads for access to properties adjacent to the north side of the highway, and the new US 160/US 550 intersection would be close to the existing intersection.

Alternative 1F-Modified was "carried forward" with both pros and cons. The pros of the alternative are that it is the least costly alternative because this alternative requires the least amount of excavation. Also the approach profile is good with the least grade differential, (4%) at US 160 intersection. The 1F-Modified Plan can also maintain traffic on existing US 550 while constructing the realigned US 550. With a diamond or single-point interchange design at US160/US550, this alternative can be easily connected to service roads for access to properties adjacent to the north side of the highway. The construction staging can be accomplished by building an at-grade intersection for an appointed amount of time if the funds are insufficient for a grade-separated

interchange.

Cons of IF-Modified include many impacts to existing residential and commercial development with realigned US 550 and the interchange. It is also felt that this alternative would cause considerable impacts to agricultural land on Florida Mesa. Alternative IF-Modified also has the longest realignment of US 550, with the new intersection located approximately 6,600 feet (1 ¼ miles) east of its present location. Lastly, many of the impacts on existing off-highway traffic circulation and access would be difficult to fix and would create "considerable visual impacts to the existing residents".

A.7 CDOT Newsletter: May 2001 US160 Corridor Environmental Study & Conceptual Design

US 160 at US 550- The preferred alternative (IG) moves the existing Farmington Hill intersection east about 3000 feet and would create an interchange with frontage roads for local access.

Relevance to the Grandview Area Plan

The Feasibility Study resulted in specific recommendations to focus future improvements along the alignment of the existing US 160 and US 550 corridors. In the May 2001 CDOT newsletter CDOT announced that it will look at both the existing US 550 corridor and the La Posta Road corridor during the upcoming US 550 Environmental Assessment. In the same newsletter issue this perspective was offered: at the March 7, 2001 public meeting a large number of people supported the statement that although they "wished that things were how they used to be, Alternative IG was less objectionable than Alternative IF-Modified."

Appendix B – Design Dialogue Reports

Grandview Area Plan Design Dialogue Report – September 11, 2001

Introduction

The City of Durango is in the midst of a three-phase process to evaluate the possibility and desirability of annexing some or all of the Grandview area of La Plata County. In the spring of 2001 the City completed the first phase, the identification of an Urbanizing Area to be considered for annexation.

Phase 2 of the process is the creation of a physical plan for the study area. The plan addresses land use, economic and quality of life issues as identified by residents, businesses, and other organizations that have an interest in the future of the Grandview Area. In addition, a fiscal impact analysis is being conducted to quantify the costs and benefits of annexation. The City hired Otak, a planning and design firm from Carbondale, Colorado to assist in this evaluation.

The cost benefit analysis and physical plan will be presented as an Area Plan for adoption by City Council. The adopted Area Plan for Grandview will be used in Phase 3 as a basis for negotiations with land owners interested in seeking annexation into the City of Durango. The Area Plan may also be incorporated into City comment on the anticipated Colorado Department of Transportation (CDOT) Environmental Assessment for Highway 160 expansion.

Goals and Objectives

Early in the planning process the project team prepared Goals and Objectives for the Grandview Study Area to guide the area planning process. City Council confirmed the following working draft of project Goals and Objectives and Measures of Success:

Goals

The overall goals of the Grandview/Southfork Area Plan are to:

- Develop a Plan that balances the needs of the residents and property owners with those of the City.
- Establish a future annexation boundary for the City that is consistent with the standards of an Urbanizing Area as described in the Comprehensive Plan, and to
- Identify an annexation plan that complies with the annexation criteria of the Comprehensive Plan and with State Statutory requirements.

Objectives

I. Develop a Future Land Use Plan Map that:

- a. Identifies appropriate land uses that may include residential, industrial, light industrial, regional commercial and public uses.
- b. Evaluates the ability to accommodate mixed-use development.
- c. Identifies appropriate residential densities consistent with the Comprehensive Plan's goals for Urbanizing Areas.
- d. Ensures a smooth transition from the urban fringe land use patterns into the traditional City of Durango land use patterns.
- e. Accommodates County goals, objectives, and other area plans as much as feasible and appropriate.

2. Establish development standards that advance quality growth.

- a. Ensure that commercial and light industrial uses are compatible with surrounding land uses.
- b. Address streetscape amenities and incorporate pedestrian safety and transportation management measures.
- c. Complement the rural character and historic agricultural uses of the surrounding area.
- d. Adopt zoning and development standards that are consistent with Comprehensive Plan goals for urbanizing areas.

3. Develop an overall transportation system to ensure that improvements to the Highway 160 corridor are compatible with and complement the Area Plan.

- a. Work with CDOT to evaluate the impacts of the proposed Highway 160/550 intersection and recommend mitigation.
- b. Evaluate the impacts of the preferred alignment on adjacent land uses and recommend mitigation.
- c. Address access and aesthetics as well as bicycle and pedestrian safety and circulation
- d. Provide for an off-highway road system that allows connections and circulation between land uses without using the highway.

4. Increase Durango's park and open space inventory.

- a. Evaluate the potential of the area, including the Artesian Valley Ranch, to support open space, recreational activities and other public uses.
- b. Identify funding sources for open space and park development purposes.
- c. Incorporate the recommendations of the Trails 2000 Plan with regard to the Grandview/Southfork area, including the

bicycle/pedestrian recommendations for Highway 160 and the recreational amenities identified in the Plan.

5. Determine the ability and capacity of the City of Durango to provide urban services.

- a. Analyze the costs to provide urban services to development.
- b. Prioritize the delivery of services by the type of service (e.g. water or sewer), the location (e.g. only new developed land vs. existing subdivisions), and what service standards there will be (e.g. curbs and gutters or borrow ditches).
- c. Evaluate impact fees to determine if fees are appropriate and/or adequate to cover the costs of growth.
- d. Analyze new funding mechanisms that enable the City to recoup the costs of annexation and the provision of services.

6. Develop open and accessible public processes for development of the Area Plan.

- a. Create a comprehensive list of those members of the public that should be involved in plan development.
- b. Avoid redundancy for those citizens that have participated in the Durango Comprehensive Plan process, the Florida Mesa District Land Use Plan or other planning processes that have affected the Grandview/Southfork area.
- c. Strive to include all those that wish to express an opinion and accurately document their comments.

Measures of Success

Project stakeholders and other community members that participate in planning for the Grandview Area should be able to track the success of their work with quantifiable measures. The Area Plan will be a success when/if:

- The Durango City Council and Planning Commission adopt the Plan
- La Plata County either adopts the Plan or agrees that it is an acceptable Plan.
- Project stakeholders and other community members acknowledge that they have been afforded ample opportunity to participate in the plan-generation process.
- All properties that are eligible for annexation eventually annex into the City of Durango.
- The City and Vallecito Water District agree on specific service boundaries and service is provided to properties.
- Key open space in the Grandview Area is preserved and accessible for public use.
- Regional commercial uses are contributing tax revenue to the City.
- Growth does not cost the City of Durango more than the revenue generated by the growth.
- Streetscape amenities and transportation management measures are implemented.
- The proposed realignment of the intersection of Highways 160/550 has a design approved that provides for highway safety, pedestrian and bicycle safety and addresses access needs and aesthetics to the community's general satisfaction.
- Improvements to the Highway 160 corridor are completed in a manner beneficial to the City and the property owners.
- Gravel operations on the BLM property generate no new impacts to area residents or local traffic conditions.

Design Dialogue Process and Participants

The City of Durango realizes that a successful outcome will involve a partnership between the public and private sectors and between the City, County and State governments. In such partnerships, public sector decision-makers desire to make informed decisions based on the best

available information and after hearing from their constituents.

From September 6 to September 10, 2001 the project team held a series of meetings with groups of stakeholders who have like interests. This allowed the opinions of all parties to be heard in a constructive and non-confrontational atmosphere. During these design dialogue meetings the design team integrated the input of diverse parties into a plan concept (drawings and text).

A community open house was held on September 11 that presented the results of the design dialogue to all stakeholders. The open house was designed to enable the community to respond to the draft physical plan before presentation to City Council and further plan development by the project team. The design results were presented to the Grandview Plan Area Steering Committee and the City Council in a work session the afternoon of September 11.

Participants

The following stakeholder groups, as identified by city staff and confirmed by City Council, were invited to participate in the Design Dialogue Process:

- Grandview Area Plan Steering Committee
- CDOT and URS, the consultant for Highway 160 planning
- Bureau of Land Management
- State Department of Wildlife
- Gravel and oil and gas interests
- Grandview area small businesses
- Owners of undeveloped property in the Southfork area
- Representatives of the Durango design community
- Owners of property with frontage on Highway 160

- Owners of undeveloped property in Grandview
- South Grandview area neighborhood leadership
- North Grandview area neighborhood leadership
- County Road 220/221/222/ and Highway 172 area neighborhood leadership
- Durango area housing advocates
- Durango area environmental community representatives
- Florida Mesa Planning Committee
- Special Districts (Sewer, Water, School, Ditch Company)
- Parks & Forestry Board, Trails 2000, Regional Park Committee
- City and County staff
- The general public
- A list of attendees who signed in at each work session is attached.
- Residents concerned about the future development potential for undeveloped land
- What is the land use control mechanism during the annexation process and prior to annexation when still in the County but in Joint Planning Area?
- Is Grandview an appropriate TDR receiving zone?
- May need branch library in 15 – 20 years; allow for one in area plan
- Grandview could be service provider for south/southeast county residents
- Regional park appropriate
- Trail connections / Smart 160 effort should be incorporated
- Most residential streets are private; to stay that way if annexed?
- Consider transition between City and County. Buffer between rural and urban
- 15 - 20 year planing horizon
- 3% historic growth rate in County
- impact of natural gas development, wells and compressors
- methane seeps
- City does not build local streets; developers build roads, City maintains them; program exists to improve sidewalks, etc.
- Impact of possible bypass, Ewing Mesa connection, etc.
- Water system improvements- two tanks, need improvements to storage capacity and treatment
- Gateway character important
- School siting/expansion of existing facilities should be considered in area
- Study area boundary is flexible
- Transit service, paratransit, bus pullouts

Issues Raised During the Design Dialogue

The following issues were identified during four days of community meetings:

- City and County staff
- How to get "highest and best" use in Grandview with highway improvements
- How does circulation system work now? In future?
- Residents are concerned about loss of commercial potential
- Water issue will drive annexation
- Fire department consolidation occurring; may need station upgrade for full time personnel
- Many residents have second dwelling units, agricultural uses, home-based businesses, etc. – they are concerned about continuing these uses if annexed
- How far back should frontage roads be?
- Concerned about right-of-way requirements for trails, frontage roads, etc
- Deal with highway expansion, incorporate it into plans for community

Grandview Area Plan Steering Committee

- How far back should frontage roads be?
- Concerned about right-of-way requirements for trails, frontage roads, etc
- Deal with highway expansion, incorporate it into plans for community

- CDOT agenda does not take community into account
- More full movement access needed than in current plans
- Does this process matter to CDOT?
- Existing condition will not work in future; the highway does not work now
- Some understand that Federal funding of the highway requires no traffic signals
- The community wants signals and access
- Planners should remember that the highway passes through a community
- Internal road layout could improve situation or could be a real problem
- Account for through traffic
- Consider alternative route for locals to get into town
- Land uses need to consider rural character
- Look at public golf course, incorporate into other services, perhaps low income housing
- Public transportation important
- Need other ways into Durango
- 160 East is a commercial corridor
- Accident rate in Grandview corridor is twice the state average
- Using frontage road shoulders as bike lanes using old railroad grade from Farmington Hill
- If City and/or County buy railroad grade right of way then CDOT will build the trail
- Posted speed will probably be 50 mph
- Construction sequence likely to be:
 1. frontage roads and signal at CR 233
 2. Mainline 160 four laning
 3. Interchange with 550
 4. 172 intersection improvements
- Process: draft EA by Dec or Jan, hope for a Finding of No Significant Impact (FONSI) from FHWA in spring 2002
- Value engineering delayed process
- Relocation plans encompass frontage road with 8' shoulders, bike lanes and drainage
- Landscape and maintenance issues to be addressed by City/CDOT
- Potential for park and ride at signalized intersections
- 10' shoulders on mainline for cyclists
- CDOT traffic model information based on 1997 information; design can accommodate additional development

CDOT/URS

- CDOT has been planning highway expansion for 5 plus years
- Glad City is getting involved
- Working on Environmental Assessment from Durango to Bayfield
- CDOT has larger constituency than just Grandview
- 160/550 on the National Highway System, 160 is being designed to expressway standards
- "Expressway" is a state access code designation
- Preferred alternative is frontage road system
- Plan year 2020 peak Average Daily Traffic 51,000 (June, July, August)
- Is Grandview area classified as non-rural arterial? Impacts intersection spacing

Resource Interests

- Gravel resources valuable to Durango community (location, quality, quantity-60 year supply)
- Truck traffic is a result – 100 trucks per day
- Compatibility with urban development
- Is the railroad grade for bikes or gravel trucks?
- Reclaimed land is compatible
- Eventually a hot-mix/cement plant would be good business
- CDOT proposing interim improvements for gravel operations
 - Left turn in median
 - Acceleration lane

- Lack of highway improvement impacts business
- Will annexation impact oil/gas business?
- Gas supply approximately 50 years
- Tax revenue - prop tax from wells
- Gas industry can co-exist with development
- Consider impact of existing wells (pump jacks, compressors)
- Consider impact of new wells (downsizing possible)
- You have to be in particular zone in City to drill a well – oil and gas commission regulations apply and will supercede City regulation
- BLM land can't go to private entity – but could be transferred to City or County or state
- Recreational access to west desired
- Link Ewing Mesa and Grandview over BLM land?
- Land values getting too high for business park
- Need a place for industrial/commercial businesses – contractors, lumberyards, auto repair, etc.
- Can properties get city water prior to annexation?

Southfork Undeveloped Properties

- Concern about capacity and access
- Earlier conceptual plan for annexation available to project team
- Need a place for big box
- Regional commercial should be west of High Llama Lane – at least short term
- Signal at High Llama Lane
- Need density to counter land cost
- AVR – cluster development to balance development and open space
- Wetland near highway west of 233
- Consider office campus
- New warehouse / light industrial south of High Llama Lane
- Gravel trucks need their own access
- Development can't/won't bring water up Farmington Hill on its own
- Show link between development and public benefit – parks, etc.

Small Businesses

- What happens to private access?
- Any changes or restrictions to land use?
- More commercial zoning needed
- City has clean up to do
- Mix of uses is good as long as businesses and homes are compatible
- Right in, right out onto frontage desired
- Why the current 160 East design (frontage roads) - Why not like 160 West or 550 North?
- Don't replicate 160/550 at Sawyer Drive – no stacking distance
- Bike – pedestrian on frontage road – need facilities for locals
- What about sidewalks?
- Look at grade separated pedestrian crossing
- Ped connections to 220 – pretty place
- 6 mobile parks in area – policy for buffering parks
- Landscaped frontage area

Design Community

- Inter-jurisdictional TDR opportunity, consider plan for base density with density bonus for TDR
- Urban development appropriate for Grandview
- Discourage traditional frontage road
- Transit oriented development
- Opportunity for affordable housing; high density housing
- Is this an opportunity for input to CDOT that will be heard?
- Accommodate a future bypass
- How to activate frontage roads
- Urban gateway should be further east

- Grandview planning should be respectful to the environment and aesthetics and set a precedent for future development eastward; not a bunch of boxes and roads
- Curb and gutter on Highway 160 allows for landscaping
- Acquire the old railroad grade and extend the regional trail system east
- Aesthetics and function important
- Consider a village character/mixed use
- Development in nodes perpendicular to highway corridor
- Growth should be transit supportive
- Protect vistas and hillsides
- Use reclaimed BLM areas for affordable housing

Highway Frontage Owners

- Finish the highway
- Property will probably be commercial (KOA)
- Property owners cannot make plans until highway planning is complete
- Florida River / farmers canal limits grades
- CR 233 as frontage road is good idea but there still will be some impacts
- Bikes lanes included in row
- Water service is important and should be considered
- Frontage roads should be accessible and easy to use

Grandview Undeveloped Property Owners

- Highway noise impacts make housing a problem
- Clustered residential housing with open space and water features throughout
- Need right in right out between intersections
- Old railroad bed good place for a trail
- Preserve old trees
- Property values make trailer park a problem
- City development on city water system

- Check out existing trail easements
- Park opportunity on 220 (Llama Farm)
- Manufactured housing community on semi-permanent foundations, maintained by management
- Current water plant investment fee structure makes mobile home development cost prohibitive
- Weeds are a problem
- Affordable housing – where? when?

Public Session

- Will the City pave county roads?
- Will population and/or employment numbers change from CDOT projections?
- A mix of housing would mean less traffic
- Park and ride and transit
- Historic opportunity – mix of uses
- Consider larger planning area -context
- Consider 550 bypass
- Consider relocation of fairgrounds to Grandview
- CDOT accident data – they changed to '94 instead of original '97 data
- Look at schools in area
- Should be safe for kids to walk
- Should require affordable housing
- Consider new high school
- Consider school district consolidation
- Need new hospital
- Consider new town site
- Consider relocating 172 to the east – regional traffic through residential area
- Oil and gas regulated by state – mitigation if impacts needed
- Need to address oil and gas revenue opportunities
- Buffer regional facilities from existing homes
- Would existing subdivisions continue to have dirt roads?
- Don't provide water without City regulatory controls

- Affordable for residents, not developers
- "Upscale" mobile homes okay
- Interested in housing for seniors and low income
- Consider positive impacts of through traffic on business
- Impact of annexation on remainder of fire district

- Need light at 172/220
- Is there an alternative to 172?
- Consider a park north of the Knolls (on 11- acre land locked parcel)
- Park land and trails important
- Look at canals and rail right-of-way for trails

South Grandview neighbors

- Connect neighborhood to light at High Llama Lane
- Commercial along highway
- Multifamily on west end
- Preserve single family on east end
- More commercial at 233 light and new KOA
- Concern about curve on 232

North Grandview neighbors

- Gravel access and park and ride
- Open space vs. development debate can cause sprawl
- Elk habitat preservation is a concern
- Water is key issue
- Vallecito Water Company not an option
- Are the sanitation companies going to join the city system?
- Rail right-of-way too close to housing
- Can we do 3 to 5-acre residential development with livestock, etc?
- County standard for clustered housing 1 per 6-2/3 acre density clustered on 20% of land
- Mason, etc. should be per the Florida Mesa Plan
- Palo Verde wants out of plan area, annexation area

172 Area neighbors

- Llama farm would be great park
- There is opposition to annexation
- Commercial use okay with buffering/ mitigation

Housing Community

- Incentives (clustering, TDRs, etc.) imperative
- Consider inclusive zoning
- Manufactured housing will be affordable with City standards
- County right-of-way standards make meeting City standards difficult; consider new City standards (skinny streets)
- Need to remove negative stereotype image of manufactured houses
- Keep community diverse
- 44% of county community cannot qualify for home loans based upon median income and local housing costs
- Housing community familiar with appreciation caps and other tools
- Grandview could provide City with a significant stock for area worker housing opportunities
- Consider subsidizing infrastructure to support affordable housing
- Potential of new housing authority to serve redevelopment function in Grandview
- Quality of life starts with a pay check and a place to live

Environmental Community

- Storm water system – what is the treatment scheme?
- Night sky (dark sky) ordinance
- If growth happens then compact form appropriate
- Consider park and ride near 172
- Solar access

- City to provide garbage and recycling pick up
- Look into air quality – establish baseline
- Concern if sand / gravel expanded to batch plant
- City should consider “how clean is clean” for quality of life
- Pave streets to reduce dust
- Look at road crossings for elk and deer (larger mammals)
- Limit fire places and wood burning stoves

Florida Mesa Planning Group

- Park and ride important
- Could big box happen with CDOT unresolved?
- Consider design standards for landscaping, buffering, building materials, roof top mechanical screening
- Don't make same mistake further east
- Design “village” so you don't have to drive to get there
- No value to Ewing Mesa connection
- Artesian Valley Ranch connection to 160 important
- Grocery store

Special Districts

- Will City share cost of master planning with special districts?
- Vocational School Agriculture programs could use water if in area
- Ditch water is for agricultural uses only
- Consider South Durango Sanitation District growth in relation to annexation
- How to handle existing district debt?
- Annexation – suggest all or none of South Durango Sanitation District
- How soon could this happen?
- High school at capacity now
- Need fast food by school
- School site – 25 acres
- Schools should back up to parks

- School district – vocational high school or other school

Recreation and Regional Park interests

- Provide for hierarchy of parks
- Look at reserving old rail trestle
- Lights can be a problem at parks
- Put 900 acre regional park in Plan
- Create trail connection to south
- Need urban park in village center
- Pedestrian access to school necessary
- Trail connection to BLM land important
- Ridge line protection necessary
- Consider adopting standards or design review to ensure quality
- Put senior housing near activity
- Consider pedestrian undercrossings at all major road crossings
- Consider equestrian access to BLM land
- Incorporate school section into Regional Park concept
- Create a hard surface separated pedestrian and bike path off of Highway 160

Open House Public Comments

- Agricultural Preserves should be required to be seeded and maintained so that forage is provided for wildlife and noxious weeds are managed
- The southwest corner of Elmore's Corner on the west side of the cemetery was purchased for relocation of the liquor store. These are 2 three-acre parcels that are now designated “mixed” by the County. I do not like the realignment of access road to south side instead of from the highway side which will “bury” the liquor store business.
- The three acre parcel next to the community three acre next to the cemetery is all green space on your design – that will take my home and the area on the north part to which the liquor store was going to be relocated – this 3 acres needs to be commercial – start your green on to the west of my 6 acres

- A drawing provided by Terry Crier made the following points: For the proposed park on his property, he suggested moving the primary access on CR 220 further west off of the crest of the hill where sight lines are dangerous. He also suggested using existing Linda Lane to access into the new park and provide access for adjacent neighbors rather than take up park space with an access drive. In addition ball fields should be located in southern corners with activity facing away from highway.
- The 70 acre Lundsford Family Trust parcel should be 50 acres residential on the top (north) and the bottom 20 acres best suited for commercial use.
- New plan not realistic because it is a redesign of existing Grandview uses.
- Get water to area.
- Let the tree people buy the land and trees.
- Have right turn off/on at 233 east.
- I'm glad to see the green space corridor for 160, could be wider, but a good start. Glad as well to see the clover leaf of CDOT's design gone! Thanks you.
- We need the Fairgrounds and equestrian center moved to an area that would work with the trail system e.g. Artisan Valley, Mason Ranch or possibly Southfork Ranch.
- Grandview/Southfork is about 5500 acres of BLM and open space as well as some already given as open space conservancy. Enough. No parks in Southfork.
- Take this "new" plan and move the entire plan – east of 172 where there is little or no development. How can this plan ignore what already exists? (in the Grandview area)
- Intersection 160/172 south and intersection CR 220/172 will need serious attention far sooner than CDOT indicates.
- If county growth rate is 3%+/- population of total county will double in 24 years (72/3) that is approximately 40,000 new bodies.
- Corner of 160/172 in Mesa Heights

subdivision: commercial only on lower bench (closest to 172) leave existing upper lot for home. Homeowner's association must approve commercial to allow leaving subdivision.

- Regional Park – one site of a minimum of 125-150 acres for active recreation with opportunity to expand to 400 acres of active recreation. Open space to buffer active/lighted areas.

Need to add changes from stickers on map

Steering Committee Worksession After Open House

- The Lundsford property should be 50 acres residential and 20 acres commercial
- Is there enough commercial?
- Too ambitious for what is already there.
- A lot of change from Florida Mesa Plan
- Put gas wells on the map.

Preliminary Design Response

Based upon input received during the design dialogue, the project team has developed a preliminary land use and transportation plan for the Grandview area. The Preliminary Design Response does not incorporate those comments received at the September 11 Open House. Those comments together with comments received at the subsequent worksession with the Steering Committee and the City Council will be integrated into Draft Plan. This preliminary Area Plan has several key themes:

Compact Form

The study area should plan for new development that does not sprawl along Highway 160. Three distinct nodes are planned along the Grandview corridor of U.S. 160, including a "gateway" at Colorado State Highway 172, a Grandview "town center" along County Road 233, and a regional shopping village on High Llama Lane.

The draft physical plan utilizes natural forms and features to contain development. Natural topographic features and existing vegetation contain the school site and new residential development off of High Llama Lane. Topography, water, and vegetation are used throughout the plan to shield development and provide buffers between neighborhoods and to enable transitions between uses.

A "town center" for Grandview has been proposed, incorporating locally serving commercial activity with mixed use development, multi-family housing, and small lot single family housing around a central commons. The center takes advantage of CR 233 as a frontage road off of Highway 160 and provides an identity for the Grandview plan area.

Cluster Development

Clustered housing is utilized in new areas of development north of Highway 160 to preserve open space, vistas, and wildlife habitat. The cluster approach to providing residential housing will allow passive recreational uses in the upper meadow to link to the adjacent Grandview Ridge trail network.

"New" Housing Types

Planning for a variety of housing products, in terms of style and cost, would benefit both the City and the neighborhood. There is an opportunity to address some of the important affordable housing issues that challenge the County and City.

New development with a traditional suburban development pattern is not supported by many who attended the meetings. Compact and clustered type developments were strongly encouraged. A mix of multi-family, small lot subdivisions and pods of clustered homes are interspersed with the existing development and with land proposed for non-residential development and open space preservation. There is an existing grid pattern of development south of the Elmore's Store

intersection that has been enhanced and extended across CR 172. This detail will enable greater connectivity between residents and other uses and plan area amenities.

Mixed Use

A mixture of light industrial, and mid to large retail commercial uses can be supported. Commercial services to serve the local neighborhood and a variety of housing styles and types have been incorporated into the area of new development and within existing neighborhoods as infill.

Vehicular Circulation

Safe and convenient access from surrounding neighborhoods onto Highway 160 and the proposed frontage road is critical. The Grandview Area Plan maximizes existing County roadway alignments to provide required service road access to support Highway 160, thus maintaining the existing street fabric. An additional right-in and right-out intersection is proposed at the eastern intersection of CR 233 and Highway 160 on both sides of the Highway. A new signal is proposed at High Llama Lane and Highway 160 (prior to construction of the CDOT grade-separated interchange at 550).

Alternative Transportation/ Pedestrian Safety

The ability to access the variety of services and amenities without using one's car is an important goal. Pedestrian and bike connectors are highlighted. Park and rides are included at each end of the study area along the Highway 160 corridor. The historic rail corridor is proposed as a trail. A trail is proposed in Wilson Gulch connecting the Animas River with the High Llama Lane development area and Artesian Valley Ranch development and open space.

Connectivity

Pedestrian and vehicular connections have been added to the draft Physical Plan to keep local traffic off of the highway and to increase safe travel

within the study area. The underlying grid pattern of development south of Highway 160 has been enhanced for pedestrian and vehicular connections through the neighborhoods.

Institutional Uses

Approximately 27 acres of land have been designated for a new school campus site.

Incorporation of Recreation and Open Space

Both passive and active open space is desired in the study area. The draft Physical Plan identifies over 100 acres of active recreational facilities. Over 200 acres have been highlighted as passive recreation and open space. The Parks and Recreation planning committee desire greater acreage for a Regional Park Facility. There is the possibility to utilize State Land Board land to the east of the study area for such purposes with potential connections into the upper Artesian Valley Ranch acreage and BLM land to the west.

Gateway

The intersection of Highways 172 and 160 are defined as the gateway into Durango thus highlighting this entrance for travelers from the east and from the airport. In addition, the Town Center provides a landmark, an identity, for Grandview.

Next Steps

The project team will incorporate the results of the design dialogue and the City Council work session into an outline for the Area Plan. A cost benefit analysis is underway and will be incorporated with the physical plan to create a draft Grandview Area Plan. Once a draft plan is developed, a presentation will be made to the Steering Committee and City Council.

Steering Committee and City Council comments

on the draft plan will be incorporated into a final draft plan that will be presented to the Planning and Zoning Commission and City Council for their consideration.

If adopted, the Grandview Area Plan will serve as the basis for Intergovernmental Agreements with La Plata County and other agencies. The Plan will also serve as the context within which individual annexation proposals will be considered.

Design Dialogue Attendees

September 6 to September 10, 2001

City and County staff

Joe Crain
Robert Bowie
Kevin Hall
Craig Roser
Tom Kaufman
Edy Zwierzycki
Cathy Metz
Sherry Taber
Jan Choti
Jack Rogers
Susan Hopkins
Vicki Vandegrift
Millissa Berry
Greg Hoch

Steering Committee

Bryan Evans
Mike McGuire
Erin O'Neal
Tom Darnell
Bill Cameron (for Harry Clark)
Sal Rumore
Jay Hecker
Virginia Blanchard
Donna Cook
Tom Caver Jr.
Brian Hoffman
Dick Lunceford
Don Stickle

CDOT/URS

Laurie Blanz
Carl Watson
Bryan Foote
Tony Bemelen

Gravel/Oil & Gas/BLM/DOW

Adam Keller
Scott Thompson
Richard Speegle
John Gilleland

Business Owners

Tom Spellman
Mike Simmonds

Bobby Lieb
Bill Bader
Stewart Leach
Tom Darnell
Virginia Blanchard
Arthur Wyman
Bill Cameron
Cheryl Gans
Donna Cook
Gustavo Mondragon

Undeveloped Southfork properties

Rowean Crader
Cam Lefebvre
Ron Ludington
Brett D' Spain
Brian Hoffman
JD Feuquay
Dick Norton

Design Community

Martha Cochennet
Lynn Vandegrift
Ken Carmichael
Tom Maynard
Michael Bell
Paul Wilbert
Linda Geer

Highway Frontage Owners

Carol Coates
H. Prescott Blake
Jayne Hazelton
Donna Cooke
Brian Hoffman

Undeveloped Grandview properties

Kay Thrash
Frank McNeil
Alta Lundsford
Terry Crier
Kathy Crier
Don Stickle
Dick Norton
Dick Lundsford

Public Session

Greg Drover
Jay C. Hecker
Brian Newsome
Lee R. Goddard
Tom Howley
Marsha Moreland
Lori Green
Hans Hess
Dick Norton
Rod Ludington
Cam Lefebvre
Al Denham
JD Fuquay
Terry O'Brien
Rob Salazar
Mike McGuire

North Grandview neighbors

JD Fuquay
Jim Montoya
Dick Norton
Marilyn Reed
Wally White
Hans Hess

South Grandview neighbors

Dora Jaramillo
Hans Hess
Dick Norton
Bryan Evans

172/234/220/221 neighbors

Cathy Metz
Linda Clarkson
Geoff Craig (for Deann Bradford)
Don Stickle
Hans Hess
Dick Norton

Housing Advocates

Reid Ross
Bill Mashaw
Amy Johnson

Environmental Community

JD Fuquay
Jeff Berman
Dick Norton
Kevin Hall
Michelle Reott
Katherine Roser
Wano Urbonas
Jay Lancaster

Florida Mesa Planning Group

Virginia Blanchard
Brian Kimmel
JD Fuquay
Dick Norton

Vernon Greif

Nancy Greif
Jeremiah St. Ours

Regional Parks & Recreation

Mike Olson
Cathy Metz
Kevin Hall
JD Fuquay
Leith Lende
Paul Wilbert
Terry Price
Bob Oswald
Dick Norton

District Representatives

Virginia Blanchard
Phil Craig
Lori Green
Marsha Moreland
H. Prescott Blake
Diane Donay
Rick Johnson
Dick Norton
JD Fuquay

Grandview Area Plan Supplemental Design Dialogue Report –

August 29, 2002

Introduction

In September of 2001, the City of Durango together with Otak, a planning and design firm from Carbondale, Colorado conducted a design dialogue process with the community to seek input from interested stakeholders in a comprehensive planning effort for the Grandview/Southfork area of La Plata County. The City of Durango was assessing the cost and benefits to the City of annexation of some or all of the Grandview area.

The design dialogue process culminated in an open house on September 11, 2001 as well as a presentation in a joint work session with the City Council and the Board of County Commissioners. A report, Grandview Area Plan Design Dialogue Report – September 11, 2001, was prepared for the joint worksession that summarized the process to date and included all public comments that were recorded during the five days of meetings with community members.

While Otak was completing the draft land use plan and conducting the cost/benefit analysis of annexation, the ownership of the two largest parcels within the study area changed hands. As a result, the City suggested a supplemental review of the draft plan, with community stakeholders, in order to predict more accurately the cost and benefits of annexation of the new development as proposed.

Process

Our purpose for this supplemental design dialogue process was to review with Grandview stakeholders the potential changes to the land

accessed off of High Llama Lane including the Artesian Valley Ranch and Mason properties. Similar to the design dialogue process that was conducted last year, stakeholders were invited to participate in a series of meetings to discuss the potential changes in the Grandview Area that could significantly change the proposed physical plan that was presented September 2001. Although questions and some discussion involved other areas of the Grandview study area, the Otak team conducted this supplemental design dialogue in order to solicit stakeholder opinions with regard to the potential hospital relocation in the Grandview area and the ancillary land uses proposed in conjunction with the hospital's plans.

Otak and City staff conducted two days of design dialogue sessions including a general Grandview/Southfork neighborhood the evening of August 27, 2002. The design dialogue report that report was submitted to the City last year was available for review at this weeks design dialogue session as well as the draft physical land use plan that was prepared during last year's sessions was also used as a reference this year.

The comments received during this supplemental design dialogue have been recorded in this document. A new draft land use plan has been developed for the AVR/Mason area as well as the area off of High Llama Lane.

The supplemental design dialogue session will culminate in a joint work session with the City Council and the Board of County Commissioners. A public open house will wrap up the design dialogue session. City and County comments as well as public comments will be further incorporated into the draft land use plan for this sub-area of the Grandview Area Plan.

It is important to note that the intensive land use changes proposed for the valley off of High Llama Lane are currently confined to the southern 684 acres. The northern 588 acres of the former

Artesian Valley Ranch are being reserved for future development at this time. However, our draft land use plan will incorporate potential changes for the entire area.

What Has Changed

The previous land use plan that was developed last year identified a large regional commercial core with offices off of High Llama Lane. A school site was planned as well as a regional park with significant open space in the AVR valley. Most importantly, the residential density on the AVR property was proposed at the density level that is currently allowed within the County, approximately 90 dwelling units. The current planning efforts for this area will significantly alter what the 2001 draft land use plan indicated.

The Southern Ute Indian Tribe has purchased Artesian Valley Ranch and the Mason property. The Mercy Hospital Board is in the midst of an extensive search for a new location to construct a regional facility. The Hospital has narrowed their search and the land the Southern Ute Tribe has recently purchased has become a top contender.

The Crader family, which owns 236 acres off of High Llama Lane, is also interested in facilitating the Hospital's relocation. During the supplemental design dialogue sessions, both entities, the Southern Ute Tribe and the Crader family, presented a partnership scenario locating the Hospital Campus and supporting uses on both properties.

The Southern Ute Tribe plans to develop 684 acres of their land and reserve 588 acres, the northern portion of the AVR valley, for future development purposes. Their development proposal includes approximately half of the Mercy Hospital campus and medical office buildings, a 100-acre park, extensive mixed-use (commercial and residential) square footage, at least one elementary school, and approximately 1,700 – 2,000 residential units. A

primary goal of the Southern Ute Tribe is to provide attainable housing.

The Southern Ute Tribe has been working with the Colorado Department of Transportation (CDOT) to identify necessary intersection improvements at County Road 233 and US 160 in order to access their property. A signalized intersection is proposed.

The Crader family land would contain approximately half of the Mercy Hospital campus, supporting medical office, extensive mixed use development, the potential for regional commercial on the western end of their property, and varying densities of residential use.

The Mercy Hospital Board's concept for this property is to build a medical campus that becomes an anchor within a village. They need 50-80 acres and are on a 50-year planning horizon. The Hospital will need to be supported by ancillary uses such as medical office and locally serving commercial uses. The Hospital desires to be surrounded by open space and parkland that supports a healing environment and complements the campus concept. The ability to locate attainable housing proximate to the hospital is a strong goal of the Board.

All three entities expressed a strong desire to provide a meaningful pedestrian/bike path system throughout the development. The ability to share infrastructure such as parking should be emphasized by all parties including parks and other recreational opportunities. The school district and the parks and recreation department also expressed this.

An emphasis by all three entities has been placed upon the new urbanism for design of residential neighborhoods and mixed-use development supporting a pedestrian friendly environment. Working with the natural topography and natural

features of the site was also an expressed goal by all. Preserving Wilson Gulch as a greenbelt along the south end of the valley as well as exploring trail connections onto Grandview Ridge are examples of the open space and recreational amenities that are being proposed.

Currently all parties continue to work on a partnership with Mercy Hospital that enables the primary property owners to work cooperatively to achieve the best design solution for the area. The Southern Ute Tribe and the Crader family made it clear that if Mercy Hospital did not relocate to this site significant development is still intended.

Who we met with

The following stakeholder groups were identified by City staff and invited to participate in the supplemental design dialogue process:

- Project Staff
- Mercy Hospital Board and Staff
- Southern Ute Indian Tribe Representatives
- Crader Family and Representatives
- South Durango Sanitation District
- Southfork Property Owners
- Division of Wildlife
- Bureau of Land Management
- United States Forest Service
- 9R School District
- Colorado Department of Transportation
- Grandview/Southfork Neighborhood
- City and County Staff
- Grandview/Southfork Steering Committee

Issues Raised During the Design Dialogue Process

Mercy Hospital Board

- Ø Not enough space at present site
- Ø Not many sites meet their needs (50-80 acres)
- Ø Interested in Grandview Area
- Ø Desiring a medical campus with medical

offices, pharmacy, ancillary commercial uses

- Ø Hospital has been on same site for 120 years
- Ø Looking at 50 year planning horizon
- Ø Land owners working with hospital to help make the project happen
- Ø Planning for a regional facility
- Ø Regional access/local access – most of population south – access to airport important – medical transport
- Ø Develop specialty lines of service
- Ø Emergency room access location needs to be studied.
- Ø Proximity to a park is desired to promote healing environment
- Ø Sequencing of land uses along High Llama Lane and type of commercial uses are important
- Ø Timing important – hospital needs to open by 2005
- Ø Part of village: open space, mixed use, good transportation, quality place
- Ø Hospital/regional park link
- Ø Hospital/200-250 thousand square feet, 2-3 story buildings
- Ø Medical office 100-150 thousand square feet (2 story current thinking)
- Ø Willing to work with neighbors on campus design
- Ø Employee housing a concern: have worked with Mercy Housing Corporation
- Ø Housing that's affordable is a goal

Southern Ute Tribe Interests/ Crader Family Interests

- Ø Joint Planning
- Ø More affordable/higher density housing
- Ø 1,700-2,000 units
- Ø Making a donation so require a return on investment
- Ø "Interim" use of hospital expansion is important
- Ø Tribe land is 684 acres being actively planned and 588 acres reserved for future

* Note - This plan is Exhibit 1 and the application of this plan and its contents shall be limited to only those areas identified in Exhibit 2

* Note - This plan is Exhibit 1 and the application of this plan and its contents shall be limited to only those areas identified in Exhibit 2

development

- Ø Crader 236 acres
- Ø Can City fund park improvements?
- Ø View corridors of highway are important
- Ø Density – low 2-4 units per acre
medium 5-12 units per acre
high 12 +
- Ø Need for affordable housing drives lot size
- Ø Park connectivity through site important
- Ø Elementary school necessary
- Ø School park integration desired
- Ø 233 intersection/agreement with CDOT

South Durango Sanitation District

- Ø Concerned about cooperation with City i.e. study costs, planning help with waste water treatment plant design, communication
- Ø Phase I: 1,000 taps; \$1.6 – \$1.8 million capital costs
- Ø Future phases – sell taps to finance
- Ø Build big plant now vs. modular upgrades – can't go big w/out City
- Ø Build out – 4 mgd capacity
- Ø Plant investment fee (tap fee) \$7750 per ERT
- Ø Notification of future development plans should not affect SDSD master plan
- Ø Growth can happen as fast as it wants, SDSD can keep up
- Ø Needs to be a shift of how City grows with needs to service
- Ø Help SDSD with master plan/cost analysis
- Ø City can help SDSD with specifics
- Ø If SDSD doesn't know about pending development would be the only time SDSD could not meet needs
- Ø If annexation occurs SDSD asks that rate payers be treated equitably, avoid double charges

DOW, BLM, USFS, 9R

- Ø Development may require elementary school
- Ø K-8 25 acres
- Ø High school 25-30 acres
- Ø Trail access to BLM land; need a trail plan
- Ø Ewing Mesa connection at south end of BLM
- Ø Size of Regional Park?
- Ø Integrate BLM 40 acres parcel in open space plan

Southfork Property Owners

- Ø Consider access off of CR 234
- Ø Traffic projections important
- Ø Put big box by highway

Neighborhood Meeting 8/27

- Ø Tie AVR to other traffic patterns
- Ø Move 160 alignment north
- Ø 160 has double the accidents of other Colorado highway- bad place for a hospital
- Ø What medical facility will be left in the city if the hospital leaves?
- Ø Add a lane to US 160
- Ø Manage water smarter in Durango/Grandview/elsewhere

City/County Staff

- Ø Transit to hospital is high volume route; Durango Lift will serve new hospital location
- Ø County process: out of Florida Mesa master plan; adopt city plan; incorporate into IGA; amend IGA
- Ø Grandview is potential TDR receiving area from within study area and outside study area
- Ø Consider TDRs within Grandview to develop greenbelt, etc.

CDOT

- Ø Considering elimination of frontage roads –cost savings

- Ø Work to consolidate access near-term, may require some right in-right out
- Ø Still clearing the frontage road concept in the EIS
- Ø Frontage road issues: construction; ownership/maintenance
- Ø Acquisition of right of way is cost that could be mitigated by City
- Ø Acknowledge urban character: slow speeds (45 mph); different standards
- Ø EIS process may require categorical exclusion for any interim improvements
- Ø CDOT and City need to develop phasing concept/roles and responsibility

Grandview/Southfork Steering Committee

- Ø Hospital will be good for Grandview it will be a good catalyst for change.
- Ø Need access from north end of AVR to 234 and/or Ewing Mesa
- Ø Think it is great to have Mercy if they negotiate in good faith.
- Ø Hospital will throw it open and make certain entities do what they need to do.
- Ø Will commercial be strip malls?
- Ø Are there any plans to have clinic or hospital services still within the City?
- Ø Wells may go dry as land if developed. Address impact on small wells.
- Ø Small landowners cannot afford City services if annexation occurs. Who pays for these services?
- Ø Service from SDDS is constrained and we will have to pay for the expansion.
- Ø Address relationship with City and SDDS?
- Ø City may have to review connection policy for services and how and who pays.
- Ø County is studying being a player in Vallecito Water District to provide services, which includes the eastern end of Grandview study area.
- Ø Residential density around hospital is important and affordability is important and necessary.
- Ø As a residential owner I believe if change happens hospital – good neighbor –

makes sense – wonderful opportunity.

- Ø With hospital it is an important facility and need is correct and has to go somewhere but not a good neighbor.
- Ø There are trade offs.

Preliminary Design Response

In response to what the Otak team heard during this recent design dialogue the following changes have been made to the sub area of the Grandview Area Plan that relates to the land off of High Llama Lane including the entire valley between La Paloma subdivision and the Grandview Ridge:

Land Uses

The supplemental draft plan includes a regional commercial component, smaller commercial elements as well as mixed-use commercial/residential areas. A hospital campus, significant park/open space and two school sites. A mixture of residential density is proposed with lower density in the northern portion of the property.

Neighborhood commercial uses are proposed within the low density residential neighborhoods enabling services not more than a quarter mile walk from residences. The low density residential areas are proposed in a typical Durango City block grid pattern.

A pod of multi-family housing is proposed on the western edge adjacent to the mixed- use area.

Hospital Campus

The Mercy Hospital Campus dominates the center of the planning area straddling the Crader property and the Southern Ute Tribe property. The Hospital campus is a 50-acre parcel with an additional 30 acres to the north for expansion capability. The 50 acres campus includes an approximate 250,000 square feet of hospital complex with approximately 150,000 square feet of medical office buildings.

Access

Access off of US 160 is proposed at both the High Llama Lane intersection and the County Road 233 and US 160 intersection. The access road is proposed as a circular drive connecting the two primary accesses off of US 160. A tree-lined boulevard is proposed up the center of the property to the hospital campus. The access road is designed to service the commercial uses and mixed uses that are proposed in the land area between the hospital campus and the highway.

Access is also proposed onto County Road 235 and the narrow strip of land that connects the property to County Road 234. This was purchased by AVR to provide a secondary access to their previous development proposal. Access may also be provided to Ewing Mesa for future connection to Durango's town core.

Open Space/Parks

There are approximately 76 acres of active parkland and well over 100 acres of passive park and open space provided throughout the plan. The passive park area includes hillside preservation of area greater than 25% slopes and the valley floor that preserves critical winter elk habitat. Wilson Gulch is intended to be preserved and enhanced with a pedestrian/bike corridor. The parks and open space are designed to be integrated with the other land uses such as the hospital campus and the two school sites. The alignment of the park is intended to provide a continuous open space through the property not only as a recreational amenity but also as preservation of the winter migration route of the elk herd.

Schools

Two school sites are proposed, 30 for the high school and 25 for the elementary. The location of the schools and their campus facilities are designed to link into the hospital campus from both a visual and shared facility perspective. Location of the

schools enables the institutions to share the open space, park amenities as well as parking.

Shared Infrastructure

The compact nature of this draft land use plan enables parking to be shared among the various entities. As mentioned previously the schools and hospital can share parking as well as the park facilities. Park users may share parking with the schools.

Next Steps

After the review of this amended draft physical plan, the Otak team will incorporate the comments that we heard at this supplemental design dialogue process and continue to work with the Durango planning and public works staff to complete the cost/benefit analysis and draft land use plan document.

The final draft will be submitted for review to be presented to the Planning and Zoning Commission and City Council for adoption.

If adopted, this plan will serve as the basis for Intergovernmental Agreements with La Plata County. The Plan will also serve as the basis for annexation negotiations between the City and private property owners.

Appendix C - System Capacity Analysis

Tables C.1 through C.6 provide an estimation of the anticipated trip generation by land use type for the five sub-areas and for Grandview as a whole. These tables are based upon trip generation rates contained in *Trip Generation, Sixth Edition* (Institute for Transportation Engineers, 1997) and the following simplifying assumptions:

AM and PM Peak Hour – The a.m. and p.m. peak hours for all land uses were assumed to occur at the same time of day. This tends to increase the peak hour traffic shown. In reality, schools, homes, offices, and retail all have different peak hours for trip generation. Thus the peak hour traffic shown in Tables C.1 through C.6 does not represent the traffic that should be anticipated between 6:00 and 9:00 a.m. or between 3:00 and 6:00 p.m., the times normally considered “peak hour” by the public.

Commercial Land Use – This analysis assumes the trip generation characteristics of free standing discount superstores for all commercial land use in Sub Area I and the trip generation characteristics of specialty retail center (read strip mall) land use for all other commercial areas in Grandview. The Institute for Transportation Engineers (ITE) recognizes 41 distinct retail land use trip generation rates. As the commercial areas are planned in detail, the trip generation characteristics of the areas will be refined and will likely be lower.

School Land Use – This analysis applied an average of the trip generation rates for elementary, middle, and high school to all school acreage. This blended rate also does not consider the close proximity of housing to the school sites, which would lower the number of trips generated.

Mixed Use Land Use – There is no trip generation rate in the ITE document for mixed-use. An approximation was developed by adding the rate for general office land use to the rate for

townhouse land use. This would tend to overstate trip generation, as the proximity of jobs to housing in mixed use areas lowers the number of trips taken.

Internal Trips – This analysis assumes a 30 percent factor for internal trips. These would be auto trips within Grandview that never reach US 160. As Grandview would support a population equal to 25 percent of La Plata County and contains jobs, housing, and shopping in close proximity, this assumption appears conservative.

The resulting trip generation numbers for daily and peak hour trips are thus very conservative in nature and present a “worst case scenario” for the area at build out. The trips have not been assigned to the transportation network, and relationships between adjacent or proximate land uses that would tend to lessen the number and/or length of trips have not been quantified. The implementation of Traditional Neighborhood Development, enhanced transit service, and a high quality pedestrian system would reduce traffic volumes even further. A more detailed analysis would certainly refine and likely reduce forecast traffic volumes substantially.

Preliminary Findings – This analysis of transportation system capacity points to relationships between build out in Grandview and development of the regional transportation system that require further study. While identifying specific transportation improvements would not be appropriate absent a study that should extend far beyond Grandview, the analysis does highlight the following relationships, which should be developed further as annexation occurs and/or US 160 and other corridors are improved:

- Build out of the Grandview area as proposed in this plan is likely to exceed the capacity of the US 160 corridor, even with the anticipated addition of two travel lanes. An equivalent amount of “sprawl” development east of Durango, which is likely to occur without this

Plan and a TDR program, would have a similar impact on the highway. Other regional routes will need to be developed in order to accommodate build out in either case. These would include:

- arterial connections over Grandview Ridge to Ewing Mesa and on to Durango; and
- connection to and improvement of CR 234 from US 160 to the north, perhaps as far as US 550 north of Durango.

Other transportation related recommendations include:

- A regional transportation plan for La Plata County, including cost estimates, should be developed for these arterial connections and a traffic impact fee program should be implemented to recover an appropriate share of the cost of these improvements from development activity within Grandview and other growth areas within the region. The City of Durango, La Plata County, CDOT, and the Southern Ute tribe should all participate in this planning process.
- Regional commercial land uses in Sub Area I generate almost 27 percent of the daily and afternoon peak hour trips within Grandview. The developer(s) of this commercial property will be responsible for ensuring the adequacy of public facilities, including transportation facilities, as a part of the development application process. The regional commercial site's proximity to US 160 and need for highway access for the commercial enterprise to be viable suggests a link between commercial development and highway improvement. Absent a regional transportation plan and formal development impact fee program, this link could take the form of a benefit assessment district, interim improvements to US 160 paid for by the developer, and/or developer

participation in funding the US 160/ US 500 interchange if and when constructed. In lieu of or to mitigate participation by the developer in the financing of highway improvements, the City and land owner could agree to a less intense (from a trip generation perspective) zoning of the land as annexation occurs.

- The City of Durango should encourage urban design in the Grandview area that reduces trip generation external to the Grandview area. Urban design that embraces appropriate development densities, a diversity of land uses, and connectivity within the community will encourage walking, bicycling, and automobile trips within the community that will not need to access the highway system.
- The City of Durango should invest appropriately in transit service to and within the Grandview area to shift person-trips from the automobile to transit. The City should work with major developers in the area to ensure that service expansion is a public- private partnership benefiting all parties.

* Note - This plan is Exhibit 1 and the application of this plan and its contents shall be limited to only those areas identified in Exhibit 2

Land Use	Unit	Quantity	No. of Trips per Unit	AM Peak Hour Trips per Unit	PM Peak Hour Trips per Unit	Daily Trips Generated	AM Peak Hour Trips Generated	PM Peak Hour Trips Generated	Notes
Single Family Detached Housing	Dwelling Unit	1,340	9.57	0.75	1.01	12,824	1,005	1,353	ITE Code 210
Single Family Attached Housing	Dwelling Unit	1,015	5.86	0.44	0.54	5,948	447	548	ITE Code 230
Multi-Family Housing	Dwelling Unit	963	6.59	0.47	0.58	6,346	453	559	ITE Code 221
Regional Commercial	1000 sf Gross Floor Area	1,168	46.96	1.84	3.82	54,849	2,149	4,462	ITE Code 813
Specialty Commercial	1000 sf Gross Floor Area	40.67	0.00	0.00	2.59	0	0	0	ITE Code 814
Mixed Comm/Light Industrial Space	1000 sf Gross Floor Area	6.97	0.92	0.98	0.98	0	0	0	ITE Code 110
Mixed-Use Space	1000 sf Gross Floor Area	1,357	16.87	2.00	2.03	23,567	2,794	2,836	ITE Code 710 plus ITE Code 230
Institutional/Hospital area	1000 sf Gross Floor Area	871	16.78	0.97	0.92	14,615	845	801	ITE Code 610
Institutional/School area	1000 sf Gross Floor Area	379	12.41	3.42	1.86	4,702	1,296	704	ITE Codes 520+522+530/3
Regional Parks/Recreation Area	Acres	170	4.57	0.15	0.26	777	26	44	ITE Code 417
Neighborhood Parks	Acres	4	1.59	0.01	0.06	6	0	0	ITE Code 411 for Daily, ITE Code 412 for Peak Hour
Total						123,835	9,014	11,307	
Total less 30 percent internal trips						88,648	6,310	7,915	

Table C.1 Trip Generation at Build Out - Sub Area I

Land Use	Unit	Quantity	No. of Trips per Unit	AM Peak Hour Trips per Unit	PM Peak Hour Trips per Unit	Daily Trips Generated	AM Peak Hour Trips Generated	PM Peak Hour Trips Generated	Notes
Single Family Detached Housing	Dwelling Unit	470	9.57	0.75	1.01	4,498	363	475	ITE Code 210
Single Family Attached Housing	Dwelling Unit	278	5.86	0.44	0.54	1,629	122	150	ITE Code 230
Multi-Family Housing	Dwelling Unit	963	6.59	0.47	0.58	6,346	453	559	ITE Code 221
Regional Commercial	1000 sf Gross Floor Area	1,168	46.96	1.84	3.82	54,849	2,149	4,462	ITE Code 813
Specialty Commercial	1000 sf Gross Floor Area	130	40.67	0.00	2.59	5,287	0	337	ITE Code 814
Mixed Comm/Light Industrial Space	1000 sf Gross Floor Area	712	6.97	0.92	0.98	4,963	655	698	ITE Code 110
Mixed-Use Space	1000 sf Gross Floor Area	1,357	16.87	2.00	2.03	23,567	2,794	2,836	ITE Code 710 plus ITE Code 230
Institutional/Hospital area	1000 sf Gross Floor Area	871	16.78	0.97	0.92	14,615	845	801	ITE Code 610
Institutional/School area	1000 sf Gross Floor Area	379	12.41	3.42	1.86	4,702	1,296	704	ITE Codes 520+522+530/3
Regional Parks/Recreation Area	Acres	170	4.57	0.15	0.26	777	26	44	ITE Code 417
Neighborhood Parks	Acres	4	1.59	0.01	0.06	6	0	0	ITE Code 411 for Daily, ITE Code 412 for Peak Hour
Total						16,377	1,130	1,659	
Total less 30 percent internal trips						11,464	791	1,161	

Table C.2 Trip Generation at Build Out - Sub Area II

Land Use	Unit	Quantity	No. of Trips per Unit	AM Peak Hour Trips per Unit	PM Peak Hour Trips per Unit	Daily Trips Generated	AM Peak Hour Trips Generated	PM Peak Hour Trips Generated	Notes
Single Family Detached Housing	Dwelling Unit	433	9.57	0.75	1.01	4,144	325	437	ITE Code 210
Single Family Attached Housing	Dwelling Unit	28	5.86	0.44	0.54	164	12	15	ITE Code 230
Multi-Family Housing	Dwelling Unit	402	6.59	0.47	0.58	2,649	189	233	ITE Code 221
Regional Commercial	1000 sf Gross Floor Area		46.96	1.84	3.82	0	0	0	ITE Code 813
Specialty Commercial	1000 sf Gross Floor Area	259	40.67	0.00	2.59	10,534	0	671	ITE Code 814
Mixed Comm/Light Industrial Space	1000 sf Gross Floor Area		6.97	0.92	0.98	0	0	0	ITE Code 110
Multiple-Use Space	1000 sf Gross Floor Area	1,250	16.87	2.00	2.03	21,088	2,500	2,538	ITE Code 710 plus ITE Code 230
Institutional/Hospital area	1000 sf Gross Floor Area		16.78	0.97	0.92	0	0	0	ITE Code 610
Institutional/School area	1000 sf Gross Floor Area		12.41	3.42	1.86	0	0	0	ITE Codes 520+522+530/3
Regional Parks/Recreation Area	Acres		4.57	0.15	0.26	0	0	0	ITE Code 417
Neighborhood Parks	Acres		1.59	0.01	0.06	0	0	0	ITE Code 411 for Daily, ITE Code 412 for Peak Hour
Total						38,578	3,026	3,894	
Total less 30 percent internal trips						27,005	2,118	2,726	

Table C.3 Trip generation at Build Out - Sub Area III

Land Use	Unit	Quantity	No. of Trips per Unit	AM Peak Hour Trips per Unit	PM Peak Hour Trips per Unit	Daily Trips Generated	AM Peak Hour Trips Generated	PM Peak Hour Trips Generated	Notes
Single Family Detached Housing	Dwelling Unit		9.57	0.75	1.01	0	0	0	ITE Code 210
Single Family Attached Housing	Dwelling Unit		5.86	0.44	0.54	0	0	0	ITE Code 230
Multi-Family Housing	Dwelling Unit		6.59	0.47	0.58	0	0	0	ITE Code 221
Regional Commercial	1000 sf Gross Floor Area		46.96	1.84	3.82	0	0	0	ITE Code 813
Specialty Commercial	1000 sf Gross Floor Area	397	40.67	0.00	2.59	16,146	0	1,028	ITE Code 814
Mixed Comm/Light Industrial Space	1000 sf Gross Floor Area		6.97	0.92	0.98	0	0	0	ITE Code 110
Mixed-Use Space	1000 sf Gross Floor Area		16.87	2.00	2.03	0	0	0	ITE Code 710 plus ITE Code 230
Institutional/Hospital area	1000 sf Gross Floor Area		16.78	0.97	0.92	0	0	0	ITE Code 610
Institutional/School area	1000 sf Gross Floor Area		12.41	3.42	1.86	0	0	0	ITE Codes 520+522+530/3
Regional Parks/Recreation Area	Acres		4.57	0.15	0.26	0	0	0	ITE Code 417
Neighborhood Parks	Acres		1.59	0.01	0.06	0	0	0	ITE Code 411 for Daily, ITE Code 412 for Peak Hour
Total						16,146	0	1,028	
Total less 30 percent internal trips						11,302	0	720	

Table C.4 Trip generation at Build Out - Sub Area IV

Land Use	Unit	Quantity	No. of Trips per Unit	AM Peak Hour Trips per Unit	PM Peak Hour Trips per Unit	Daily Trips Generated	AM Peak Hour Trips Generated	PM Peak Hour Trips Generated	Notes
Single Family Detached Housing	Dwelling Unit	318	9.57	0.75	1.01	3,043	239	321	ITE Code 210
Single Family Attached Housing	Dwelling Unit		5.86	0.44	0.54	0	0	0	ITE Code 230
Multi-Family Housing	Dwelling Unit		6.59	0.47	0.58	0	0	0	ITE Code 221
Regional Commercial	1000 sf Gross Floor Area		46.96	1.84	3.82	0	0	0	ITE Code 813
Specialty Commercial	1000 sf Gross Floor Area	103	40.67	0.00	2.59	4,189	0	267	ITE Code 814
Mixed Comm/Light Industrial Space	1000 sf Gross Floor Area		6.97	0.92	0.98	0	0	0	ITE Code 110
Mixed-Use Space	1000 sf Gross Floor Area		16.87	2.00	2.03	0	0	0	ITE Code 710 plus ITE Code 230
Institutional/Hospital area	1000 sf Gross Floor Area		16.78	0.97	0.92	0	0	0	ITE Code 610
Institutional/School area	1000 sf Gross Floor Area		12.41	3.42	1.86	0	0	0	ITE Codes 520+522+530/3
Regional Parks/Recreation Area	Acres		4.57	0.15	0.26	0	0	0	ITE Code 417
Neighborhood Parks	Acres		1.59	0.01	0.06	0	0	0	ITE Code 411 for Daily, ITE Code 412 for Peak Hour
Total						7,232	239	588	
Total less 30 percent internal trips						5,063	167	412	

Table C.5 Trip generation at Build Out - Sub Area V

Land Use	Unit	Quantity	No. of Trips per Unit	AM Peak Hour Trips per Unit	PM Peak Hour Trips per Unit	Daily Trips Generated	AM Peak Hour Trips Generated	PM Peak Hour Trips Generated	Notes
Single Family Detached Housing	Dwelling Unit	2,561	9.57	0.75	1.01	24,509	1,921	2,587	ITE Code 210
Single Family Attached Housing	Dwelling Unit	1,321	5.86	0.44	0.54	7,741	581	713	ITE Code 230
Multi-Family Housing	Dwelling Unit	1,365	6.59	0.47	0.58	8,995	642	792	ITE Code 221
Regional Commercial	1000 sf Gross Floor Area	1,168	46.96	1.84	3.82	54,849	2,149	4,462	ITE Code 813
Specialty Commercial	1000 sf Gross Floor Area	888	40.67	0.00	2.59	36,156	0	2,303	ITE Code 814
Mixed Comm/Light Industrial Space	1000 sf Gross Floor Area	712	6.97	0.92	0.98	4,963	655	696	ITE Code 110
Mixed-Use Space/Multiple Use	1000 sf Gross Floor Area	2,647	16.87	2.00	2.03	44,655	5,294	5,373	ITE Code 710 plus ITE Code 230
Institutional/Hospital area	1000 sf Gross Floor Area	871	16.78	0.97	0.92	14,615	845	801	ITE Code 610
Institutional/School area	1000 sf Gross Floor Area	379	12.41	3.42	1.86	4,702	1,296	704	ITE Codes 520+522+530/3
Regional Parks/Recreation Area	Acres	170	4.57	0.15	0.26	777	26	44	ITE Code 417
Neighborhood Parks	Acres	4	1.59	0.01	0.06	6	0	0	ITE Code 411 for Daily, ITE Code 412 for Peak Hour
Total						201,948	13,408	18,477	
Total less 30 percent internal trips						141,378	9,386	12,934	

Table C.6 Trip generation at Build Out - Grandview Area

Appendix D: Street Design Concepts

Street design plays an important role in the overall functionality, character and identity of a community. Based upon the existing City of Durango standards, new design concepts have been developed to help promote a unique character within the Plan Area. All proposed changes are predicated on public comment during the Design Dialogue process. All concepts conform to AASHTO Standards. Changes and commonalities of the new design concepts compared to the existing design standards are addressed in the following paragraphs.

Minor Arterial – Minimal changes are associated with the new Minor Arterial design concept compared with the existing design standard. A maximum of four travel lanes remains the same as well as the number of bicycle lanes, planting strips, curbs and sidewalks. The addition of a center median (or turning lane where applicable) in the design concept will enhance the safety and aesthetics of the street, provide a place of refuge for pedestrian crossing, calm traffic and help organize appropriate left turn lanes. Continuous left-turn lanes on Minor Arterials would be appropriate only in areas where there is not sufficient space between intersections or existing access points to develop turn lanes in the median.

Dimensions have been proposed for the new design concept that differ from existing design standards. Bicycle lanes have been widened from 5.0 feet to 6.0 feet. This provides a safer and clear lane for bicyclists in response to the expected speed limit on a Minor Arterial of 30 to 40 miles per hour. Planting strips have been expanded from 5.5 feet to 7.5 feet to enhance the aesthetics of the transportation corridor, provide a stronger buffer between pedestrians and traffic, calm traffic and compose the appropriate scale of the overall right-of-way. Pedestrian sidewalks have been widened from 5.0 feet to 6.0 feet to accommodate the anticipated demand generated by mixed use and traditional

to the existing Collector Street standard. Standards that remain the same include: numbers of travel lanes; bicycle lanes; planting strips; sidewalks; and curbs. The proposed design concept does away with a continuous center turning lane and supports adding a turning lane at intersections with higher volumes of turning movements. By removing the continuous center turning lane, the amount of unnecessary asphalt is minimized, thus keeping the design character closer to a pedestrian level.

Several dimension standards have been changed within the Collector Street concept. The width of travel lanes, nature strips and curbs remain the same. Bicycle lane width has been reduced from 7.0 feet to 6.0 feet. 7.0 feet is considered too wide and begins to appear and possibly function as another vehicular travel lane. Reducing the bicycle lane down to 6.0 feet will still allow bicyclists a safe travel lane with expected speeds on a Collector Street of 25 to 35 miles per hour. Sidewalks have been expanded from 4.0 feet to 6.0 feet in width, to allow for additional pedestrian space. Finally, the right-of-way has been reduced from 70.0 feet to 60.0 feet.

This street section would be appropriate in areas with industrial uses (to prevent long term trailer parking), in the approaches to roundabouts, and in areas that are gateways to Grandview such as the potential connections to Ewing Mesa and CR 234.

Collector Street with Parking – The only changes between the proposed design concept for Collector Street with Parking and the existing Collector Street with Parking standard are dimensional standards. The same number of travel lanes, parallel parking lanes, bicycle lanes, planting strips, sidewalks and curbs are evident in both.

The changes made in the dimensions of the proposed concepts compared to the new concept include parallel parking lane width; bicycle lane width; sidewalk width; and overall right-of-way width. The parallel parking lane width has been changed from 8.0 feet to 9.0 feet. This will allow more room

for passengers to get in and out of their vehicles without interfering with moving bicycles. Expanding the bicycle lane up to 6.0 feet (from 5.0 feet) will still allow bicyclists a safe travel lane with expected speeds on a Collector Street of 25 to 35 miles per hour. Sidewalk widths have been expanded from 4.0 feet to 7.0 feet wide. Finally, the right-of-way has been widened to 80.0 feet (from 70.0 feet) to allow for the appropriate dimensional changes.

This design concept should be used in institutional, commercial, and mixed-use districts and in residential districts where buildings front on the collector. On street parking in these areas will calm traffic, provide a buffer for pedestrians, and allow for fewer off-street spaces, with their associated costs and impacts.

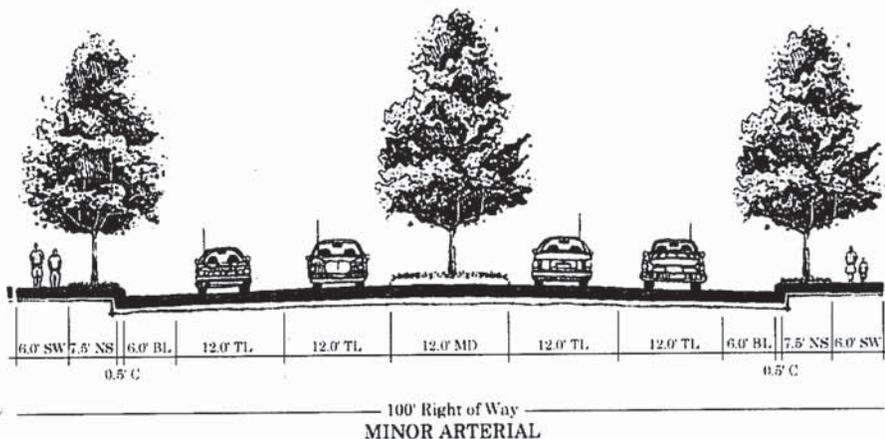


Figure D.1 Proposed Minor Arterial with Landscaped Median

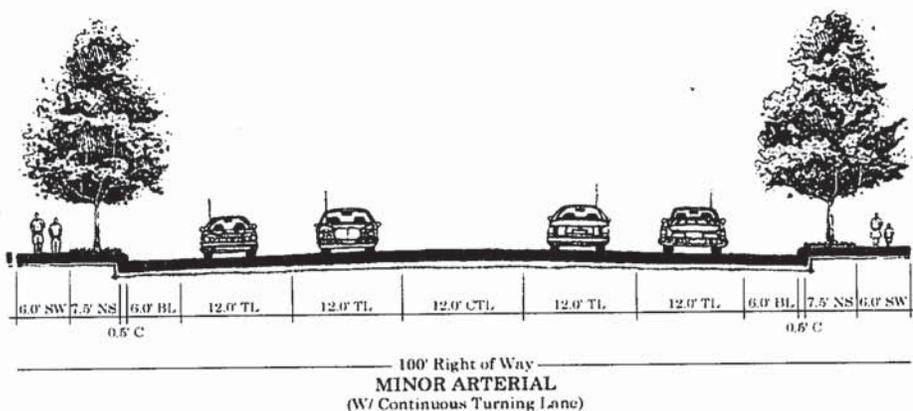


Figure D.2 Proposed Minor Arterial with Continuous Turn Lane

Minor Arterial Street Existing Standard Proposed Concept

# of Travel Lanes	4	4
# of Continuous Turning Lane or Median	0	1
# of Bicycle Lanes	2	2
# of Nature Strips/Landscape Areas	2	2
# of Sidewalks	2	2
# of Curbs	2	2
Width of Travel Lanes	12.0'	12.0'
Width of Continuous Turning Lane or Median	0	12.0'
Width of Bicycle Lanes	5.0'	6.0'
Width of Nature Strip/Landscape Area	5.5'	7.5'
Width of Sidewalks	5.0'	6.0'
Width of Curbs	0.5'	0.5'
Width of Right of Way	80.0'	100.0'

Table D.1 Collector Street without Parking Comparison Chart

Collector Street with Parking Existing Standard Proposed Concept

# of Travel Lanes	2	2
# of Parallel Parking Lanes	2	2
# of Bicycle Lanes	2	2
# of Nature Strips/Landscape Areas	2	2
# of Sidewalks	2	2
# of Curbs	2	2
Width of Travel Lanes	12.0'	12.0'
Width of Parallel Parking Lanes	8.0'	9.0'
Width of Bicycle Lanes	5.0'	6.0'
Width of Nature Strip/Landscape Area	5.5'	5.5'
Width of Sidewalks	4.0'	7.0'
Width of Curbs	0.5'	0.5'
Width of Right of Way	70.0'	80.0'

Table D.2 Collector Street with parallel parking Comparison Chart

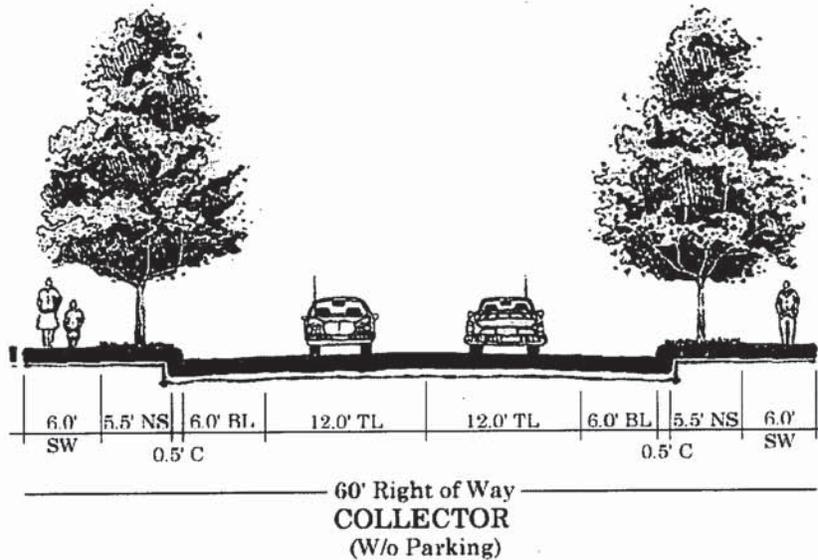


Figure D.3 Proposed Collector without Parallel Parking

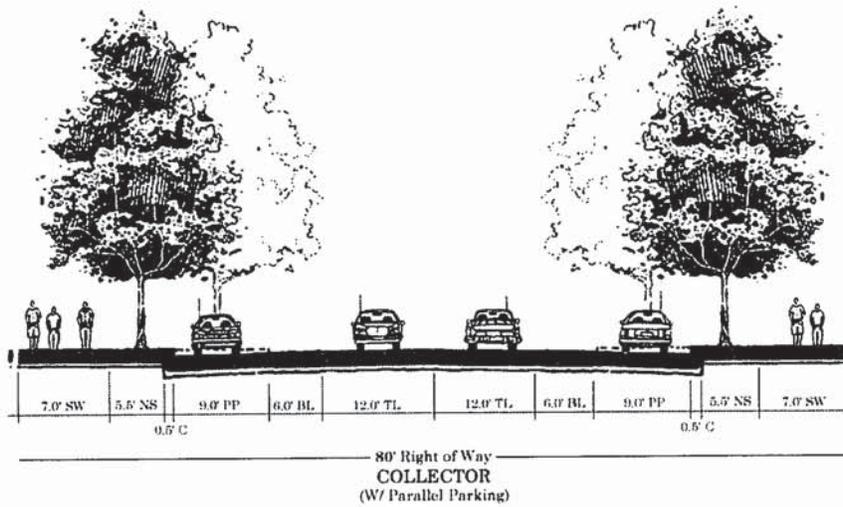


Figure D.4 Proposed Collector with Parallel Parking

Appendix E – Capital Improvement Costs

The Durango Cost estimate was compiled using bid tab data based on 2001 cost. A 100 foot long unit section for each type of typical section was developed based on the following assumptions:

- I. **ROW costs are not included**
- II. **The pavement thickness for frontage / collectors will be 4" AC , over 8" ATB, on 6" of aggregate subbase (CSTC)**
- III. **The pavement thickness for local streets shall be 3" AC, over 4" ATB, over 6" of aggregate subbase**
- IV. **Tree spacing shall be at 40' OC**
- V. **Tree gates will not be used**
- VI. **Private utilities will relocate at their own expense**
- VII. **Street lighting is not included**
- VIII. **Public utility relocation cost will be determined by others**
- IX. **Irrigation is not included in the projects (2 yr maintenance is included in the cost estimate)**
- X. **Assume ground cover at 18" to 24" OC**
- XI. **Urban accessories are not included (benches, water fountains, bike racks, trash cans, etc.)**
- XII. **Assume amenity zone in 68' ROW will be paved as sidewalk**
- XIII. **Excavation and embankment was assumed to have an average depth of 2 feet across the entire ROW.**
- XIV. **Signalized intersections will be paid for by others**
- XV. **Retaining wall were not included in the estimate.**
- XVI. **Durango Code and Local Public Improvement**

Grandview Transportation Plan Cost Estimate

LOCAL STREET (42' ROW)

APRIL, 2003

Length = Per foot of roadway)

CIVIL	EST's Quantity	Unit of Measure	Unit Price	Subtotal
DEMOLITION / REMOVALS	1	LS	0.00	0.00
EXCAVATION	3.11	CY	15.00	46.65
EROSION CONTROL	1	LF	1.00	1.00
CURB	2	LF	13.00	26.00
GRAVEL BORROW / FILL	3.11	CY	20.00	62.20
A.C. PAVEMENT (8")	1	TON	60.00	60.00
GRAVEL BASE COURSE (18")	1.11	CY	30.00	33.30
STAND CONC. SIDEWALK	1.11	SY	30.00	33.30
DRIVEWAYS (premium)	0.25	SY	50.00	12.50
CONCRETE CURB RAMPS	0.02	EA.	400.00	8.00
STORM SEWER TRUNK LINE	1	LF	100.00	100.00
STORM SEWER PIPE	0.1	LF	60.00	6.00
CATCH BASIN	0.01	EA.	2,500.00	25.00
WATER QUALITY / WATER QUANTITY	1	LS	0.00	0.00
SUB TOTAL				413.95

15' each side
assume 2 feet average

assume 2 feet average

1 12' wide every 100' each side
8 per 400'

20' every 200'
1 EVERY 200' (EACH SIDE)
GUESS

LANDSCAPE	EST's Quantity	Unit of Measure	Unit Price	Subtotal
2 YR. WARRANTY	1	LS	7.00	7.00
TREES	0.07	EA.	500.00	35.00
GROUND COVER	11	SF	3.00	33.00
IRRIGATION	11	SF	5.00	55.00
TOPSOIL / MULCHING	0.4	CY	30.00	12.00
SUB TOTAL				142.00

10% OF INSTALLATION
ASSUMES 2 AT 30' OC
1 GAL AT 12" OC

12" DEEP

LIGHTING	EST's Quantity	Unit of Measure	Unit Price	Subtotal
STREET LIGHTING (cobra heads)	0.02	EA.	6,000.00	120.00
SUB TOTAL				120.00

1 AT 50' ON CENTER

TRAFFIC	EST's Quantity	Unit of Measure	Unit Price	Subtotal
CONST. TRAFFIC CONTROL	1	LS	0.50	0.50
SIGNING	1	LS	0.25	0.25
STRIPING	1	LF	0.25	0.25
SUB TOTAL				1.00

CONSTRUCTION SUBTOTAL PER FOOT				676.95
MOBILIZATION AT 10%				67.70
30% CONTINGENCY				223.39
CONSTRUCTION TOTAL				968.04

ADMIN, ART, DESIGN, TAXES, ETC.	EST's Quantity	Unit of Measure	Unit Price	Subtotal
PRELIM AND DESIGN ENGINEERING AT 12%	1	LS	116.16	116.16
CONSTRUCTION ENGINEERING AT 12%	1	LS	116.16	116.16
CONSTRUCTION MANAGEMENT AT 5%	1	LS	48.40	48.40
RIGHT-OF-WAY (NOT INCLUDED)	0	NA	0.00	0.00
IMPACT MITIGATION (NOT INCLUDED)	0	NA	0.00	0.00
4% PER YEAR ESCALATION (NOT INCLUDED)	0	YR.	38.72	0.00
SUBTOTAL				280.73

TOTAL

1,248.77

LOCAL STREET (50' ROW)

APRIL, 2003

Length = Per foot of roadway)

CIVIL	EST's Quantity	Unit of Measure	Unit Price	Subtotal
DEMOLITION / REMOVALS	1	LS	0.00	0.00
EXCAVATION	3.7	CY	15.00	55.50
EROSION CONTROL	1	LF	1.00	1.00
CURB	2	LF	13.00	26.00
GRAVEL BORROW / FILL	3.7	CY	20.00	74.00
A.C. PAVEMENT (8")	1.42	TON	60.00	85.20
GRAVEL BASE COURSE (18")	1.55	CY	30.00	46.50
STAND CONC. SIDEWALK	1.11	SY	30.00	33.30
DRIVEWAYS (premium)	0.25	SY	50.00	12.50
CONCRETE CURB RAMPS	0.02	EA.	400.00	8.00
STORM SEWER TRUNK LINE	1	LF	100.00	100.00
STORM SEWER PIPE	0.14	LF	60.00	8.40
CATCH BASIN	0.01	EA.	2,500.00	25.00
WATER QUALITY / WATER QUANTITY	1	LS	0.00	0.00
SUB TOTAL				475.40

15' each side
assume 2 feet average

assume 2 feet average

1 12' wide every 100' each side
8 per 400'

28' every 200'
1 EVERY 200' (EACH SIDE)
GUESS

LANDSCAPE	EST's Quantity	Unit of Measure	Unit Price	Subtotal
2 YR. WARRANTY	1	LS	7.00	7.00
TREES	0.07	EA.	500.00	35.00
GROUND COVER	11	SF	3.00	33.00
IRRIGATION	11	SF	5.00	55.00
TOPSOIL / MULCHING	0.4	CY	30.00	12.00
SUB TOTAL				142.00

10% OF INSTALLATION
ASSUMES 2 AT 30' OC
1 GAL AT 12" OC

12" DEEP

LIGHTING	EST's Quantity	Unit of Measure	Unit Price	Subtotal
STREET LIGHTING (cobra heads)	0.02	EA.	6,000.00	120.00
SUB TOTAL				120.00

1 AT 50' ON CENTER

TRAFFIC	EST's Quantity	Unit of Measure	Unit Price	Subtotal
CONST. TRAFFIC CONTROL	1	LS	0.50	0.50
SIGNING	1	LS	0.25	0.25
STRIPING	2	LF	0.25	0.50
SUB TOTAL				1.25

CONSTRUCTION SUBTOTAL PER FOOT				738.65
MOBILIZATION AT 10%				73.87
30% CONTINGENCY				243.75
CONSTRUCTION TOTAL				1,056.27

ADMIN, ART, DESIGN, TAXES, ETC.	EST's Quantity	Unit of Measure	Unit Price	Subtotal
PRELIM AND DESIGN ENGINEERING AT 12%	1	LS	126.75	126.75
CONSTRUCTION ENGINEERING AT 12%	1	LS	126.75	126.75
CONSTRUCTION MANAGEMENT AT 5%	1	LS	52.81	52.81
RIGHT-OF-WAY (NOT INCLUDED)	0	NA	0.00	0.00
IMPACT MITIGATION (NOT INCLUDED)	0	NA	0.00	0.00
4% PER YEAR ESCALATION (NOT INCLUDED)	0	YR.	42.25	0.00
SUBTOTAL				306.32

TOTAL				1,362.59
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COLLECTOR (60' ROW)

APRIL, 2003

Length = Per foot of roadway)

CIVIL	EST's Quantity	Unit of Measure	Unit Price	Subtotal
DEMOLITION / REMOVALS	1	LS	0.00	0.00
EXCAVATION	4.44	CY	15.00	66.60
EROSION CONTROL	1	LF	1.50	1.50
CURB	2	LF	13.00	26.00
GRAVEL BORROW / FILL	4.44	CY	20.00	88.80
A.C. PAVEMENT (12")	2.73	TON	60.00	163.80
GRAVEL BASE COURSE (18")	2	CY	30.00	60.00
STAND CONC. SIDEWALK	1.33	SY	30.00	39.90
DRIVEWAYS (premium)	0.25	SY	50.00	12.50
CONCRETE CURB RAMPS	0.02	EA.	400.00	8.00
STORM SEWER TRUNK LINE	1	LF	100.00	100.00
STORM SEWER PIPE	0.18	LF	60.00	10.80
CATCH BASIN	0.01	EA.	2,500.00	25.00
WATER QUALITY / WATER QUANTITY	1	LS	0.00	0.00
SUB TOTAL				602.90

15' each side
assume 2 feet average

assume 2 feet average

1 12' wide every 100' each side
8 per 400'

36' every 200'
1 EVERY 200' (EACH SIDE)
GUESS

LANDSCAPE	EST's Quantity	Unit of Measure	Unit Price	Subtotal
2 YR. WARRANTY	1	LS	7.00	7.00
TREES	0.07	EA.	500.00	35.00
GROUND COVER	11	SF	3.00	33.00
IRRIGATION	11	SF	5.00	55.00
TOPSOIL / MULCHING	0.4	CY	30.00	12.00
SUB TOTAL				142.00

10% OF INSTALLATION
ASSUMES 2 AT 30' OC
1 GAL AT 12" OC

12" DEEP

LIGHTING	EST's Quantity	Unit of Measure	Unit Price	Subtotal
STREET LIGHTING (cobra heads)	0.0333	EA.	6,000.00	199.80
SUB TOTAL				199.80

1 AT 30' ON CENTER

TRAFFIC	EST's Quantity	Unit of Measure	Unit Price	Subtotal
CONST. TRAFFIC CONTROL	1	LS	1.00	1.00
SIGNING	1	LS	0.50	0.50
STRIPING	3	LF	0.25	0.75
SUB TOTAL				2.25

CONSTRUCTION SUBTOTAL PER FOOT				946.95
MOBILIZATION AT 10%				94.70
30% CONTINGENCY				312.49
CONSTRUCTION TOTAL				1,354.14

ADMIN, ART, DESIGN, TAXES, ETC.	EST's Quantity	Unit of Measure	Unit Price	Subtotal
PRELIM AND DESIGN ENGINEERING AT 12%	1	LS	162.50	162.50
CONSTRUCTION ENGINEERING AT 12%	1	LS	162.50	162.50
CONSTRUCTION MANAGEMENT AT 5%	1	LS	67.71	67.71
RIGHT-OF-WAY (NOT INCLUDED)	0	NA	0.00	0.00
IMPACT MITIGATION (NOT INCLUDED)	0	NA	0.00	0.00
4% PER YEAR ESCALATION (NOT INCLUDED)	0	YR.	54.17	0.00
SUBTOTAL				392.70

TOTAL

1,746.84

COLLECTOR (80' ROW)

APRIL, 2003

Length = Per foot of roadway)

CIVIL	EST's Quantity	Unit of Measure	Unit Price	Subtotal
DEMOLITION / REMOVALS	1	LS	0.00	0.00
EXCAVATION	5.93	CY	15.00	88.95
EROSION CONTROL	1	LF	2.00	2.00
CURB	2	LF	13.00	26.00
GRAVEL BORROW / FILL	5.93	CY	20.00	118.60
A.C. PAVEMENT (12")	4.1	TON	60.00	246.00
GRAVEL BASE COURSE (18")	3	CY	30.00	90.00
STAND CONC. SIDEWALK	1.56	SY	30.00	46.80
DRIVEWAYS (premium)	0.25	SY	50.00	12.50
CONCRETE CURB RAMPS	0.02	EA.	400.00	8.00
STORM SEWER TRUNK LINE	1	LF	100.00	100.00
STORM SEWER PIPE	0.27	LF	60.00	16.20
CATCH BASIN	0.01	EA.	2,500.00	25.00
WATER QUALITY / WATER QUANTITY	1	LS	0.00	0.00
SUB TOTAL				780.05

15' each side
assume 2 feet average

assume 2 feet average

1 12' wide every 100' each side
8 per 400'

54' every 200'
1 EVERY 200' (EACH SIDE)
GUESS

LANDSCAPE	EST's Quantity	Unit of Measure	Unit Price	Subtotal
2 YR. WARRANTY	1	LS	7.00	7.00
TREES	0.07	EA.	500.00	35.00
GROUND COVER	11	SF	3.00	33.00
IRRIGATION	11	SF	5.00	55.00
TOPSOIL / MULCHING	0.4	CY	30.00	12.00
SUB TOTAL				142.00

10% OF INSTALLATION
ASSUMES 2 AT 30' OC
1 GAL AT 12' OC

12" DEEP

LIGHTING	EST's Quantity	Unit of Measure	Unit Price	Subtotal
STREET LIGHTING (cobra heads)	0.0333	EA.	6,000.00	199.80
SUB TOTAL				199.80

1 AT 30' ON CENTER

TRAFFIC	EST's Quantity	Unit of Measure	Unit Price	Subtotal
CONST. TRAFFIC CONTROL	1	LS	1.00	1.00
SIGNING	1	LS	0.50	0.50
STRIPING	5	LF	0.25	1.25
SUB TOTAL				2.75

CONSTRUCTION SUBTOTAL PER FOOT				1,124.60
MOBILIZATION AT 10%				112.46
30% CONTINGENCY				371.12
CONSTRUCTION TOTAL				1,608.18

ADMIN, ART, DESIGN, TAXES, ETC.	EST's Quantity	Unit of Measure	Unit Price	Subtotal
PRELIM AND DESIGN ENGINEERING AT 12%	1	LS	192.98	192.98
CONSTRUCTION ENGINEERING AT 12%	1	LS	192.98	192.98
CONSTRUCTION MANAGEMENT AT 5%	1	LS	80.41	80.41
RIGHT-OF-WAY (NOT INCLUDED)	0	NA	0.00	0.00
IMPACT MITIGATION (NOT INCLUDED)	0	NA	0.00	0.00
4% PER YEAR ESCALATION (NOT INCLUDED)	0	YR.	64.33	0.00
SUBTOTAL				466.37

TOTAL **2,074.55**

MINOR ARTERIAL (100' W/ LANDSCAPE CENTER)

APRIL, 2003

Length = Per foot of roadway)

CIVIL	EST's Quantity	Unit of Measure	Unit Price	Subtotal
DEMOLITION / REMOVALS	1	LS	0.00	0.00
EXCAVATION	7.41	CY	15.00	111.15
EROSION CONTROL	1	LF	2.50	2.50
CURB	4	LF	13.00	52.00
GRAVEL BORROW / FILL	7.41	CY	20.00	148.20
A.C. PAVEMENT (12")	4.55	TON	60.00	273.00
GRAVEL BASE COURSE (18")	3.33	CY	30.00	99.90
STAND CONC. SIDEWALK	1.333	SY	30.00	39.99
DRIVEWAYS (premium)	0.25	SY	50.00	12.50
CONCRETE CURB RAMPS	0.02	EA.	400.00	8.00
STORM SEWER TRUNK LINE	1	LF	100.00	100.00
STORM SEWER PIPE	0.36	LF	60.00	21.60
CATCH BASIN	0.01	EA.	2,500.00	25.00
WATER QUALITY / WATER QUANTITY	1	LS	0.00	0.00
SUB TOTAL				893.84

15' each side
assume 2' average

assume 2' average

1 12' wide every 100' each side
8 per 400'

72' every 200'
1 EVERY 200' (EACH SIDE)
GUESS

LANDSCAPE	EST's Quantity	Unit of Measure	Unit Price	Subtotal
2 YR. WARRANTY	1	LS	7.00	29.00
TREES	0.1	EA.	500.00	50.00
GROUND COVER	26	SF	3.00	78.00
IRRIGATION	26	SF	5.00	130.00
TOPSOIL / MULCHING	1	CY	30.00	30.00
SUB TOTAL				317.00

10% OF INSTALLATION
ASSUMES 3 AT 30' OC
1 GAL AT 12" OC

12" DEEP

LIGHTING	EST's Quantity	Unit of Measure	Unit Price	Subtotal
STREET LIGHTING (cobra heads)	0.067	EA.	6,000.00	402.00
SUB TOTAL				402.00

2 AT 30' ON CENTER

TRAFFIC	EST's Quantity	Unit of Measure	Unit Price	Subtotal
CONST. TRAFFIC CONTROL	1	LS	2.00	2.00
SIGNING	1	LS	1.00	1.00
STRIPING	4	LF	0.25	1.00
SUB TOTAL				4.00

CONSTRUCTION SUBTOTAL PER FOOT				1,616.84
MOBILIZATION AT 10%				161.68
30% CONTINGENCY				533.56
CONSTRUCTION TOTAL				2,312.08

ADMIN, ART, DESIGN, TAXES, ETC.	EST's Quantity	Unit of Measure	Unit Price	Subtotal
PRELIM AND DESIGN ENGINEERING AT 12%	1	LS	277.45	277.45
CONSTRUCTION ENGINEERING AT 12%	1	LS	277.45	277.45
CONSTRUCTION MANAGEMENT AT 5%	1	LS	115.60	115.60
RIGHT-OF-WAY (NOT INCLUDED)	0	NA	0.00	0.00
IMPACT MITIGATION (NOT INCLUDED)	0	NA	0.00	0.00
4% PER YEAR ESCALATION (NOT INCLUDED)	0	YR.	92.48	0.00
SUBTOTAL				670.50

TOTAL **2,982.58**

MINOR ARTERIAL (100' W/ TURN LANE)

APRIL, 2003

Length = Per foot of roadway)

CIVIL	EST's Quantity	Unit of Measure	Unit Price	Subtotal
DEMOLITION / REMOVALS	1	LS	0.00	0.00
EXCAVATION	7.41	CY	15.00	111.15
EROSION CONTROL	1	LF	2.50	2.50
CURB	2	LF	13.00	26.00
GRAVEL BORROW / FILL	7.41	CY	20.00	148.20
A.C. PAVEMENT (12")	5.47	TON	60.00	328.20
GRAVEL BASE COURSE (18")	4	CY	30.00	120.00
STAND CONC. SIDEWALK	1.333	SY	30.00	39.99
DRIVEWAYS (premium)	0.25	SY	50.00	12.50
CONCRETE CURB RAMPS	0.02	EA.	400.00	8.00
STORM SEWER TRUNK LINE	1	LF	100.00	100.00
STORM SEWER PIPE	0.36	LF	60.00	21.60
CATCH BASIN	0.01	EA.	2,500.00	25.00
WATER QUALITY / WATER QUANTITY	0	LS	0.00	0.00
SUB TOTAL				943.14

15' each side
assume 2 feet average

assume 2 feet average

1 12' wide every 100' each side
8 per 400'

72' every 200'
1 EVERY 200' (EACH SIDE)
GUESS

LANDSCAPE	EST's Quantity	Unit of Measure	Unit Price	Subtotal
2 YR. WARRANTY	1	LS	7.00	15.00
TREES	0.07	EA.	500.00	35.00
GROUND COVER	15	SF	3.00	45.00
IRRIGATION	15	SF	5.00	75.00
TOPSOIL / MULCHING	0.56	CY	30.00	16.80
SUB TOTAL				186.80

10% OF INSTALLATION
ASSUMES 2 AT 30' OC
1 GAL AT 12' OC

12" DEEP

LIGHTING	EST's Quantity	Unit of Measure	Unit Price	Subtotal
STREET LIGHTING (cobra heads)	0.067	EA.	6,000.00	402.00
SUB TOTAL				402.00

2 AT 30' ON CENTER

TRAFFIC	EST's Quantity	Unit of Measure	Unit Price	Subtotal
CONST. TRAFFIC CONTROL	1	LS	2.00	2.00
SIGNING	1	LS	1.00	1.00
STRIPING	6	LF	0.25	1.50
SUB TOTAL				4.50

CONSTRUCTION SUBTOTAL PER FOOT				1,536.44
MOBILIZATION AT 10%				153.64
30% CONTINGENCY				507.03
CONSTRUCTION TOTAL				2,197.11

ADMIN. ART. DESIGN, TAXES, ETC.	EST's Quantity	Unit of Measure	Unit Price	Subtotal
PRELIM AND DESIGN ENGINEERING AT 12%	1	LS	263.65	263.65
CONSTRUCTION ENGINEERING AT 12%	1	LS	263.65	263.65
CONSTRUCTION MANAGEMENT AT 5%	1	LS	109.86	109.86
RIGHT-OF-WAY (NOT INCLUDED)	0	NA	0.00	0.00
IMPACT MITIGATION (NOT INCLUDED)	0	NA	0.00	0.00
4% PER YEAR ESCALATION (NOT INCLUDED)	0	YR.	87.88	0.00
SUBTOTAL				637.16

TOTAL

2,834.27

SIGNALS and RETAINING WALLS

APRIL, 2003

STRUCTURES	EST's Quantity	Unit of Measure	Unit Price	Subtotal	
RETAINING WALLS 0' TO 10'	1	LF	80.00	80.00	includes backfill and excavation
RETAINING WALLS 10' TO 20'	1	LF	1,700.00	1,700.00	includes backfill and excavation
CULVERT CROSSING	1	LF	250.00	250.00	includes backfill and excavation
BRIDGE STRUCTURE	1	SF	100.00	100.00	no special arch. Finishes, simple span, minor abutments
SUB TOTAL				2,130.00	

TRAFFIC	EST's Quantity	Unit of Measure	Unit Price	Subtotal
CONST. TRAFFIC CONTROL	3	LS	30,000.00	90,000.00
NEW TRAFFIC SIGNAL (FULL)	1	EA.	250,000.00	250,000.00
NEW TRAFFIC SIGNAL (FULL)	1	EA.	250,000.00	250,000.00
NEW TRAFFIC SIGNAL (RIGHT IN/OUT ONLY)	1	EA.	200,000.00	200,000.00
UPGRADE TRAFFIC SIGNAL	1	EA.	175,000.00	175,000.00
SUB TOTAL				790,000.00

CONSTRUCTION SUBTOTAL FOR SIGNALS				792,130.00
MOBILIZATION AT 10%				79,213.00
30% CONTINGENCY				261,402.90
CONSTRUCTION TOTAL				1,132,745.90

ADMIN. ART. DESIGN. TAXES. ETC.	EST's Quantity	Unit of Measure	Unit Price	Subtotal
PRELIM AND DESIGN ENGINEERING AT 12%	1	LS	135,929.51	135,929.51
CONSTRUCTION ENGINEERING AT 12%	1	LS	135,929.51	135,929.51
CONSTRUCTION MANAGEMENT AT 5%	1	LS	56,637.30	56,637.30
RIGHT-OF-WAY (NOT INCLUDED)	0	NA	0.00	0.00
IMPACT MITIGATION (NOT INCLUDED)	0	NA	0.00	0.00
4% PER YEAR ESCALATION (NOT INCLUDED)	0	YR.	45,309.84	0.00
SUBTOTAL FOR SIGNALS, WALLS, CULVERT				328,496.31

TOTAL FOR SIGNALS, WALLS, CULVERT				1,461,242.21
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* Note - This plan is Exhibit 1 and the application of this plan and its contents shall be limited to only those areas identified in Exhibit 2

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Cost Estimate for Typical Section

1. Cost per 100' of roadway for an 80' ROW w/o median

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
STREET WORK				
DEMOLITION	1	LS	\$4,000	\$4,000
AC PAVEMENT	152	TON	\$55	\$8,360
CSTC	305	TON	\$50	\$15,250
AGGREGATE	110	CY	\$40	\$4,400
CURB AND GUTTER	200	LF	\$11	\$2,200
SIDEWALKS	900	SF	\$4	\$3,600
DRAINAGE PIPE	200	LF	\$50	\$10,000
DRAINAGE STRUCTURE	2	EA	\$2,800	\$5,600
STRIPING	600	LF	\$0.50	\$300
SIGNAGE	1	LS	\$1,000.00	\$1,000
SIGNALS	0	EA	\$175,000	\$0
EXCAVATION	600	CY	\$15	\$9,000
EMBANKMENT	600	CY	\$20	\$12,000
RETAINING WALLS	0	SF	\$50	\$0
LANDSCAPING				
STREET TREES	5	EA	\$250	\$1,250
GROUND COVER	110	SY	\$20	\$2,200
2 YR. MAINTENANCE	1	LS	\$2,000	\$2,000
TOPSOIL	110	SY	\$10	\$1,100
construction sub total				\$82,260
OTHER				
MOBILIZATION @ 10%				\$8,226
TRAFFIC CONTROL @ 10%				\$8,226
ENGINEERING @10%				\$6,581
CONSTRUCTION ENGINEERING @ 8%				\$6,581
ESCALATION TO MID POINT OF CONSTRUCTION @ 4%/yr (assume 5 yr.)				\$16,452
SALES TAX @ 5%				\$4,113
CONTINGENCIES at 25%				\$20,565
Total for 100' of roadway				\$153,004

5. Cost per 100' of roadway for a 44' ROW

ITEM QUANTITY UNIT UNIT COST TOTAL

STREET WORK				
DEMOLITION	1	LS	\$2,500	\$2,500
AC PAVEMENT	61	TON	\$55	\$3,355
CSTC	122	TON	\$50	\$6,100
AGGREGATE	45	CY	\$40	\$1,800
CURB AND GUTTER	200	LF	\$11	\$2,200
SIDEWALKS	900	SF	\$4	\$3,600
DRAINAGE PIPE	200	LF	\$50	\$10,000
DRAINAGE STRUCTURE	2	EA	\$2,800	\$5,600
STRIPING	200	LF	\$0.50	\$100
SIGNAGE	1	LS	\$500.00	\$500
SIGNALS	0	EA	\$175,000	\$0
EXCAVATION	325	CY	\$15	\$4,875
EMBANKMENT	325	CY	\$20	\$6,500
RETAINING WALLS	0	SF	\$50	\$0

LANDSCAPING				
STREET TREES	5	EA	\$250	\$1,250
GROUND COVER	110	SY	\$20	\$2,200
2 YR. MAINTENANCE	1	LS	\$2,000	\$2,000
TOPSOIL	110	SY	\$10	\$1,100

construction sub total	\$53,680			
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OTHER				
MOBILIZATION @ 10%				\$5,368
TRAFFIC CONTROL @ 10%				\$5,368
ENGINEERING @10%				\$4,294
CONSTRUCTION ENGINEERING @ 8%				\$4,294
ESCALATION TO MID POINT OF CONSTRUCTION @ 4%/yr (assume 5 yr.)				\$10,736
SALES TAX @ 5%				\$2,684
CONTINGENCIES at 25%				\$13,420

Total for 100' of roadway	\$99,845			
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7. Cost per 100" of roadway for a 48' ROW

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
STREET WORK				
DEMOLITION	1	LS	\$2,000	\$2,000
AC PAVEMENT	53	TON	\$55	\$2,915
CSTC	71	TON	\$50	\$3,550
AGGREGATE	52	CY	\$40	\$2,080
CURB AND GUTTER	200	LF	\$11	\$2,200
SIDEWALKS	900	SF	\$4	\$3,600
DRAINAGE PIPE	130	LF	\$50	\$6,500
DRAINAGE STRUCTURE	2	EA	\$2,800	\$5,600
STRIPING	200	LF	\$0.50	\$100
SIGNAGE	1	LS	\$250.00	\$250
SIGNALS	0	EA	\$175,000	\$0
EXCAVATION	355	CY	\$15	\$5,325
EMBANKMENT	355	CY	\$20	\$7,100
RETAINING WALLS	0	SF	\$50	\$0

LANDSCAPING				
STREET TREES	5	EA	\$250	\$1,250
GROUND COVER	110	SY	\$20	\$2,200
2 YR. MAINTENANCE	1	LS	\$2,000	\$2,000
TOPSOIL	110	SY	\$10	\$1,100

construction sub total	\$47,770			
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OTHER				
MOBILIZATION @ 10%				\$4,777
TRAFFIC CONTROL @ 6%				\$2,866
ENGINEERING @10%				\$3,822
CONSTRUCTION ENGINEERING @ 8%				\$3,822
ESCALATION TO MID POINT OF CONSTRUCTION @ 4%/yr (assume 5 yr.)				\$9,554
SALES TAX @ 5%				\$2,389
CONTINGENCIES at 25%				\$11,943

Total for 100' of roadway	\$86,941			
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#3 56' ROW W/O MEDIAN AT 100' LONG					
	length	width	depth	volume/area	
DEMOLIOTION					
AC PAVEMENT	100	36	0.33333	91.1102	
ATB	100	36	0.67	183.1333333	
AGGERGATE	100	36	0.5	66.66666667	
CURB AND GUTTER	100	2		200	
SIDEWALKS	100	2	4.5	900	
DRAINAGE PIPE	100	2		200	
DRAINAGE STRUCTURE				2	
STRIPING	100	4		400	
SIGNAGE					
SIGNALS					
EXCAVATION .	100	56	2	414.8148148	
EMBANKMENT	100	56	2	414.8148148	
RETAINING WALLS					
LANDSCAPING					
STREET TREES	100	40	2	5	
GROUND COVER	100	5	2	111.1111111	
2 YR MAINTENANCE					
TOPSOIL	100	5	2	111.1111111	

#4 56' ROW W MEDIAN AT 100' LONG					
	length	width	depth	volume/area	
DEMOLIOTION					
AC PAVEMENT	100	24	0.33333	60.74013333	
ATB	100	24	0.67	122.0888889	
AGGERGATE	100	24	0.5	44.44444444	
CURB AND GUTTER	100	4		400	
SIDEWALKS	100	2	4.5	900	
DRAINAGE PIPE	100	2		200	
DRAINAGE STRUCTURE				2	
STRIPING	100	4		400	
SIGNAGE				1	
SIGNALS				0	
EXCAVATION	100	56	2	414.8148148	
EMBANKMENT	100	56	2	414.8148148	
RETAINING WALLS				1	
LANDSCAPING					
STREET TREES	100	40	3	7.5	
GROUND COVER	100	5	2	233.3333333	GROUND COVER (median) 100 11 1 122.2222
2 YR MAINTENANCE					
TOPSOIL	100	5	2	233.3333333	topsoil (median) 100 11 1 122.2222

#5 44' ROW AT 100' LONG					
	length	width	depth	volume/area	
DEMOLIOTION					1
AC PAVEMENT	100	24	0.33333	60.74013333	
ATB	100	24	0.67	122.0888889	
AGGERGATE	100	24	0.5	44.44444444	
CURB AND GUTTER	100	2			200
SIDEWALKS	100	2	4.5		900
DRAINAGE PIPE	100	2			200
DRAINAGE STRUCTURE					2
STRIPING	100	2			200
SIGNAGE					1
SIGNALS					0
EXCAVATION	100	44	2	325.9259259	
EMBANKMENT	100	44	2	325.9259259	
RETAINING WALLS					1
LANDSCAPING					
STREET TREES	100	40	2		5
GROUND COVER	100	5	2	111.1111111	
2 YR MAINTENANCE					1
TOPSOIL	100	5	2	111.1111111	

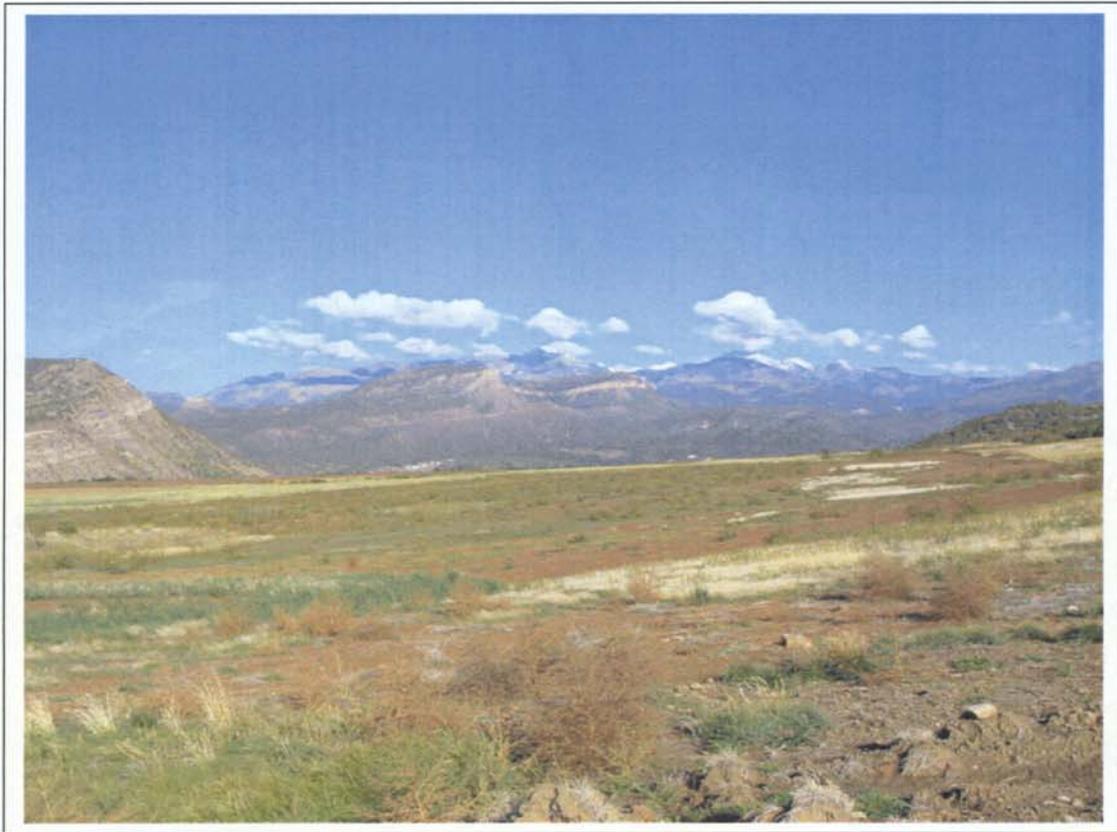
#6 40' ROW AT 100' LONG					
	length	width	depth	volume/area	
DEMOLIOTION					1
AC PAVEMENT	100	20	0.25	37.96296296	
ATB	100	20	0.333333	50.61727889	
AGGERGATE	100	20	0.5	37.03703704	
CURB AND GUTTER	100	2			200
SIDEWALKS	100	2	4.5		900
DRAINAGE PIPE	100	1.2			120
DRAINAGE STRUCTURE					2
STRIPING	100	1			100
SIGNAGE					1
SIGNALS					0
EXCAVATION	100	40	2	296.2962963	
EMBANKMENT	100	40	2	296.2962963	
RETAINING WALLS					1
LANDSCAPING					
STREET TREES	100	40	2		5
GROUND COVER	100	5	2	111.1111111	
2 YR MAINTENANCE					1
TOPSOIL	100	5	2	111.1111111	

#7 48' ROW AT 100' LONG				
	length	width	depth	volume/area
DEMOLIOTION				1
AC PAVEMENT	100	28	0.25	53.14814815
ATB	100	28	0.333333	70.86419044
AGGERGATE	100	28	0.5	51.85185185
CURB AND GUTTER	100	2		200
SIDEWALKS	100	2	4.5	900
DRAINAGE PIPE	100	1.3		130
DRAINAGE STRUCTURE				2
STRIPING	100	2		200
SIGNAGE				1
SIGNALS				0
EXCAVATION	100	48	2	355.5555556
EMBANKMENT	100	48	2	355.5555556
RETAINING WALLS				1
LANDSCAPING				
STREET TREES	100	40	2	5
GROUND COVER	100	5	2	111.1111111
2 YR MAINTENANCE				1
TOPSOIL	100	5	2	111.1111111

#8 68' ROW W/O street trees AT 100' LONG				
	length	width	depth	volume/area
DEMOLIOTION				
AC PAVEMENT	100	42	0.33333	106.2952333
ATB	100	42	0.67	213.6555556
AGGERGATE	100	42	0.5	77.77777778
CURB AND GUTTER	100	2		200
SIDEWALKS	100	2	12.5	2500
DRAINAGE PIPE	100	2		200
DRAINAGE STRUCTURE				2
STRIPING	100	6		600
SIGNAGE				
SIGNALS				
EXCAVATION	100	68	2	503.7037037
EMBANKMENT	100	68	2	503.7037037
RETAINING WALLS				
LANDSCAPING				
STREET TREES	100	40	0	0
GROUND COVER	100	5	0	0
2 YR MAINTENANCE				0
TOPSOIL	100	5	0	0

#9 68' ROW W street trees AT 100' LONG					
	length	width	depth	volume/area	
DEMOLITION					1
AC PAVEMENT	100	24	0.33333	60.74013333	
ATB	100	24	0.67	122.0888889	
AGGERGATE	100	24	0.5	44.44444444	
CURB AND GUTTER	100	2			200
SIDEWALKS	100	2	12.5		2500
DRAINAGE PIPE	100	2			200
DRAINAGE STRUCTURE					2
STRIPING	100	6			600
SIGNAGE					1
SIGNALS					0
EXCAVATION	100	68	2	503.7037037	
EMBANKMENT	100	68	2	503.7037037	
RETAINING WALLS					1
LANDSCAPING					
STREET TREES	100	40	2		5
GROUND COVER	100	9	2		200
2 YR MAINTENANCE					1
TOPSOIL	100	9	2		200

CITY OF DURANGO
EWING MESA AREA PLAN



January, 2004

**Office of Planning & Community Development
Street Address: 1235 Camino del Rio
Mailing Address: 949 E 2nd Avenue
Durango, CO 81301
(970) 385-2890**

Ewing Mesa Area Plan

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EWING MESA AREA PLAN DURANGO COMPREHENSIVE PLAN UPDATE

1.0 Introduction

1.1 Purpose of the Plan

This area plan is intended to guide development decisions for one of Durango's largest undeveloped areas. It provides guidance for decisions affecting land use, visual character, transportation, relationships to adjoining areas, parks and open space, and public utilities, facilities, and services. The Plan makes specific suggestions for developing land on Ewing Mesa in a way that is consistent with the community's larger vision for Durango. It also describes specific strategies to accomplish Plan goals and objectives.

1.2 Area Covered

The recommendations in this plan cover Ewing Mesa, as shown in Exhibit 1. The plan area includes 1,495 acres. The steep slopes of the mesa form the southern and western boundaries of the study area as the edge of the mesa descends to Highway 3 and the 160/550 corridors. The area's eastern boundary is defined by Telegraph Ridge and by the Bureau of Land Management (BLM) property known as Grandview Ridge. The Horse Gulch area defines the northern plan boundary. A portion of the plan area extends down across Highway 3 to the Animas River. Most of Ewing Mesa is located approximately 300 feet above Highways 3 and 160.

The large majority of Ewing Mesa (1,419 acres) is owned by a single entity, Oakridge Energy, represented by Sandra Pautsky. Three other landowners have smaller properties on the western edge and slopes of the mesa.

A detailed plan for the remainder of the Horse Gulch area will be developed and incorporated at a later date.

1.3 Relationship to the Comprehensive Plan

The goals and recommendations in this area plan are specific to the study area shown in Exhibit 1. All goals, objectives and policies in the Comprehensive Plan also apply to this area (except those contained within other area plans). This area plan is intended to provide more detailed direction for future growth and development of Ewing Mesa.

1.4 Background

The large amount of vacant land on Ewing Mesa provides the unique opportunity to systematically plan and coordinate the development of a large area in close proximity to Durango. The most significant challenges facing the potentially developable area are provision of infrastructure including access, community character and providing an appropriate balance of uses.

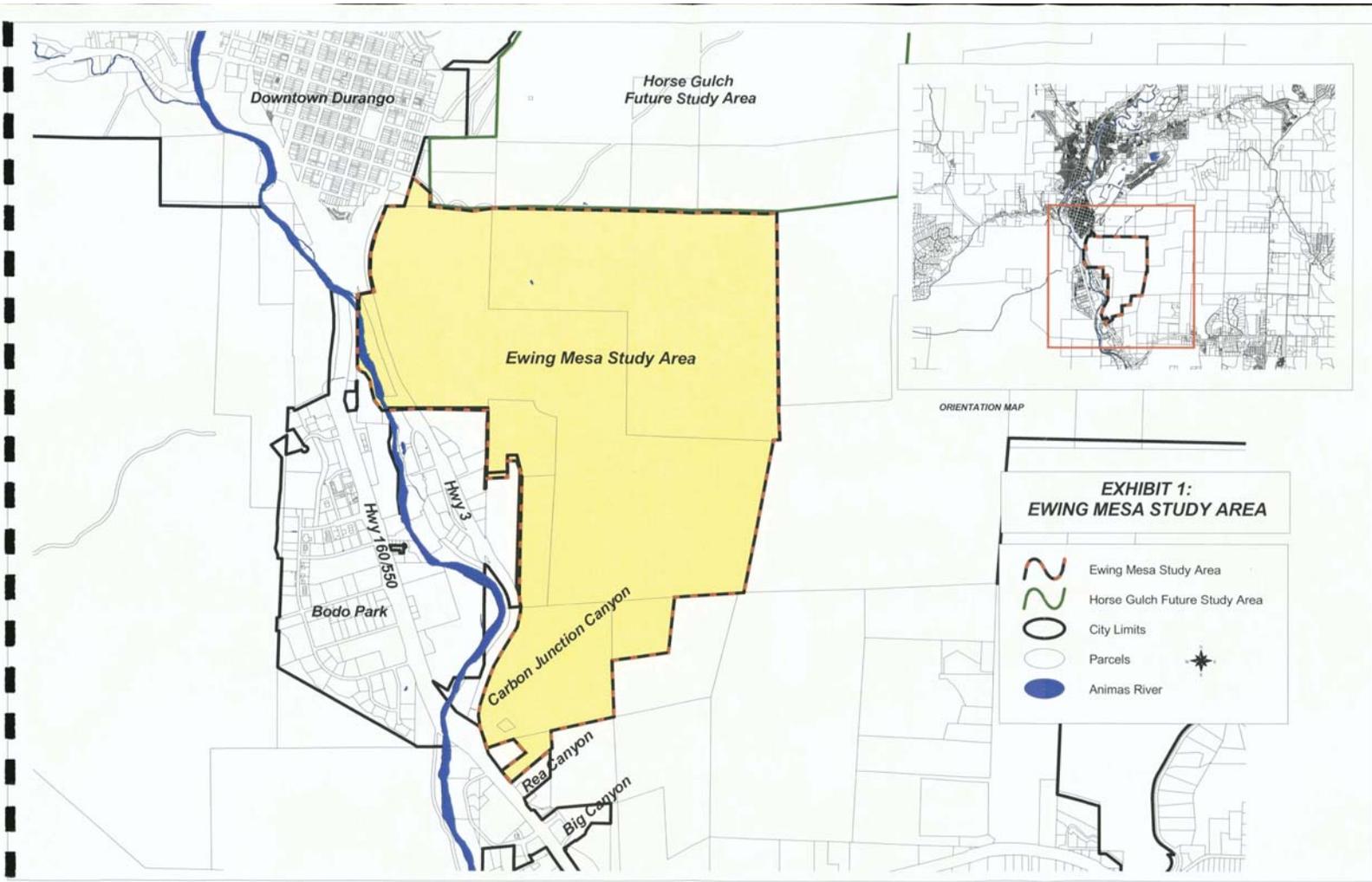
1.5 Plan Process

The ideas, issues, and concerns of the property owners, the Durango community, and City staff were used to prepare the Ewing Mesa Area Plan. The Plan was adopted by the City of Durango Planning Commission in December, 2003 and by the City Council in January, 2004.

During the development and adoption of the 1997 Comprehensive Plan, Ewing Mesa was identified as an area that would need an area plan prior to development. The major property owner, Oakridge Energy, has requested that an area plan be developed. It is anticipated that following adoption of the area plan, annexation proceedings will begin for the Oakridge property.

There have been public meetings on this area plan in 2001, 2002 and 2003.

The organization of the plan is as follows: First, existing conditions in the study area are described, and then relevant issues and concerns are identified. The goals and policies that respond to those concerns are then presented, which are the basis of the plan. Finally the plan itself is described in detail.

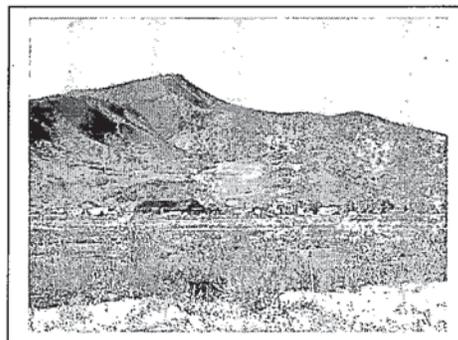
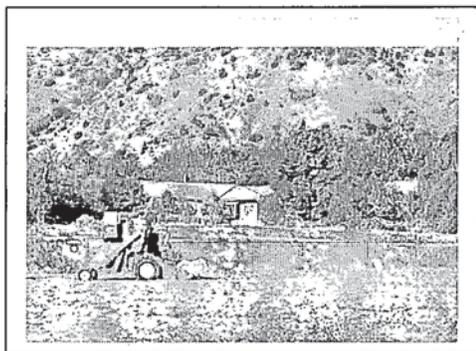


2.0 Existing Conditions

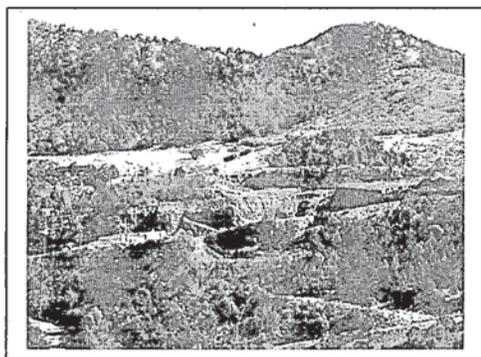
An understanding of the existing conditions is essential to developing the area plan. Exhibit 2 illustrates existing conditions, including development patterns, the transportation network, gravel operations, and areas of steep slopes. The following subsections are a summary assessment of the study area organized into major categories such as land use, design, and transportation. These categories are used throughout the area plan.

2.1 Land Use—Existing Pattern

Ewing Mesa is relatively undeveloped. Agriculture, mining and recreation are the prominent land uses in the plan area. Three occupied residential units exist in the plan area on the western edge of the Mesa. Another vacant residential unit is located on the Oakridge property.



Gravel is currently being mined at two sites on Ewing Mesa, with additional gravel resources located on the adjacent BLM property. An active permit exists for a coal mine on Ewing Mesa but the site is scheduled for reclamation. The owners of the mine state that the mine is currently in the process of being reclaimed. Areas of the mesa are being used for agricultural purposes.



A potential City reservoir facility site has been identified at the location where Ewing Mesa and Horse Gulch meet. Some of the Oakridge property will be needed for the reservoir and should be reserved in future development plans.

2.2 Natural Environment

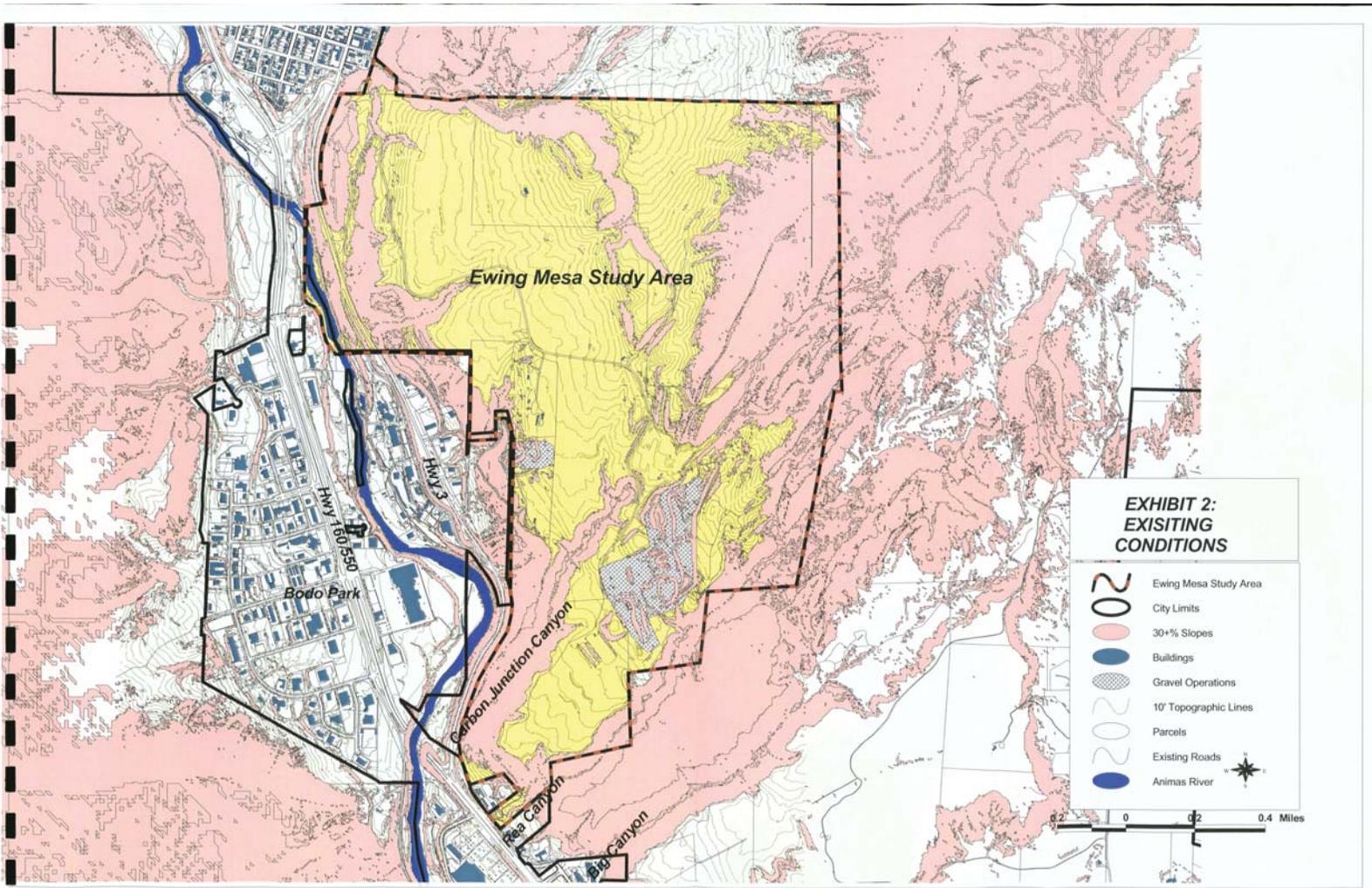
Geohazards – Topographic related situations such as potentially unstable slopes, landslide tendency, and erosion potential exist as geological hazards typical to the plan area. Unstable slopes exist on the west-facing slopes of Telegraph Ridge and Grandview Ridge extending northward. Landslide tendency is identified for a 16-acre area of Ewing Mesa. Moderate erosion potential exists throughout the plan area.

Slopes – Slopes greater than 30% (steep slopes) bound the plan area. As expected, the sides of the mesa and the canyon walls in the southern portion of the plan area have steep slopes. Many of the slopes of Grandview Ridge and Telegraph Ridge are steep slopes. Several other scattered areas of the plan have slopes of 30% and greater as well. There are other areas, generally adjacent to the steep slopes that have slopes of 15-30% (moderate slopes). The majority of the mesa is relatively flat compared to the perimeter of the plan area and has few areas with steep slopes.

Soils – Large portions of the mesa have soils that have a high shrink-swell level. The soils of concern include arbolis clay, bodot (bodst) clay, herm, sili, zyme, and falfa clay. These soil types, depending on the depth of the soil, create problems for development. Detailed soils and geotechnical studies will need to be conducted as a part of any development review and engineered foundations will likely be required in these areas to prevent foundation cracking and failure.

Surface Geology – At the north end of Ewing Mesa, two geologic formations meet. A band of Kirtland Shale runs along the northern end of the mesa and into the Telegraph Ridge area. North of this band is the Fruitland Formation, which covers Telegraph Ridge and areas to the northeast. Southwest of this lift is Kirtland Shale and the Fruitland Formation. The remainder of Ewing Mesa to the southeast of this Kirtland Shale is the Animas Formation. A large extent of the Ewing Mesa surface geology is older gravels and alluviums (Pre-Bull Lake age).

Vegetation – Agriculture and mineral extraction has disturbed or replaced much of the natural vegetation on Ewing Mesa. Of the remaining natural vegetation on the mesa, pinion-juniper woodland (pinion pine, Utah juniper, Gambel oak) is predominant on the mesa. The pinion pines are dying on the mesa as throughout the southwest due to the impacts of the drought and the infestation of the pine beetle. No threatened and endangered plant species are known in the plan area.



Wildlife Habitat – Mule deer along with several species of small mammals, songbirds, wild fowl, snakes, lizards and amphibians inhabit the plan area throughout the year. Black bears and mountain lions have also been known in the area. Currently, no threatened or endangered species have been identified.

The entire plan area serves as severe winter range and winter concentration areas for both mule deer and elk. Movement of elk and deer occurs throughout the region including Ewing Mesa, Horse Gulch, Fort Lewis College (FLC), and BLM properties and on into the Artesian Valley / Grandview area east of the study area.

Anthropology – According to the FLC report, *An analysis of past, present, and potential future uses of Fort Lewis College Properties in the Horse Gulch Area near Durango*, there appears to have been considerable amount of use of the Horse Gulch in an anthropological sense. Structural sites of the Basketmaker period (400-700 AD) have been found in the area. Artifacts suggest that indigenous use of the area may have been for hunting and gathering camps and perhaps some ritual association. It is reasonable to assume that Ewing Mesa may also contain important Basketmaker sites. Developers within the plan area shall be responsible for providing detailed archeological/cultural resources studies as part of any annexation/development consideration. Recommendations of such studies shall be incorporated into project designs.

2.3 Community Character and Design

The elevation change and steep edges of Ewing Mesa set it apart from the urbanized valley of Durango. The edges of this relatively flat and unvegetated plateau offer excellent views to the surrounding mountain ranges and the river valley.

The most significant aspect of Ewing Mesa is its relative isolation from the rest of Durango. Separated from the rest of the City by a substantial change in elevation, the area is generally isolated although located in close proximity to the built environment. A few scattered residential units, two gravel operations and dry land agriculture are all that is currently present on the mesa.

2.4 Transportation

Access onto Ewing Mesa is challenging. Currently one paved road serves as the main entrance road to the top of the mesa from the northwest. A second unpaved access road serves a gravel pit located at the western edge of the mesa. Both of these roads take access off of State Highway 3. The main entrance road will need to be developed to City standards as defined during the development review

process. One or more secondary roads will also be required to accommodate additional traffic volumes generated by new development on the mesa. County Road 237 accesses Horse Gulch from the east. Horse Gulch has been closed from the west making access via County Road 237 impractical without major road improvements.

The 1997 Comprehensive Plan's Official Street Classification Map shows a road connection across Ewing Mesa connecting Goeglein Gulch Road to the north and Highway 160/550 to the south. The road would traverse the small bench that was proposed for development by Fairfield and then drop into Horse Gulch climbing onto Ewing Mesa and then down REA Canyon. The proposed road alignment is shown in Exhibit 5. This alignment is ambitious and may not be easily built. Regardless, a connector road will need to be incorporated in any plan that is adopted for this area.

2.5 Relationship to Adjoining Areas

While Ewing Mesa is physically isolated from the rest of the community, it has the potential to be integrally connected. The mesa is large enough to provide a wide variety of land use types including a large amount of housing and a number of commercial / office uses. In addition, the proposed golf course will attract community residents and visitors to the Mesa.

In the southern region of the plan area, the United States Government, with authority given to the Bureau of Land Management, retains ownership of the Grandview Ridge / Carbon Junction area. This area includes four canyons: Carbon Junction, Big, Sale Barn and REA, and the mesa land between the canyons, which follows the ridgeline to the northeast.

At its northern slopes, Ewing Mesa meets lower Horse Gulch. The lower Horse Gulch area has five private property owners. The remainder of the land is owned by public entities including the City of Durango, Colorado State University, the Presbyterian Church, and a couple of foundations with Fort Lewis College involvement. Historically, Horse Gulch was used for coal extraction, quarrying, and a city trash dumpsite. The area now mainly serves a recreational purpose (hiking, biking, equestrian rides). Fort Lewis College uses the area for research and conservation purposes as well as an outdoor classroom.

2.6 Parks and Open Space

There is an extensive trail system that stretches across the entire plan area. Oakridge Energy, with assistance of Noel Pautsky, dedicated approximately 12 miles of trails to La Plata County. The system was built with the intention that the trails would provide recreational opportunity for pedestrian, biker and equestrian users.

2.7 Public Utilities, Facilities, and Services

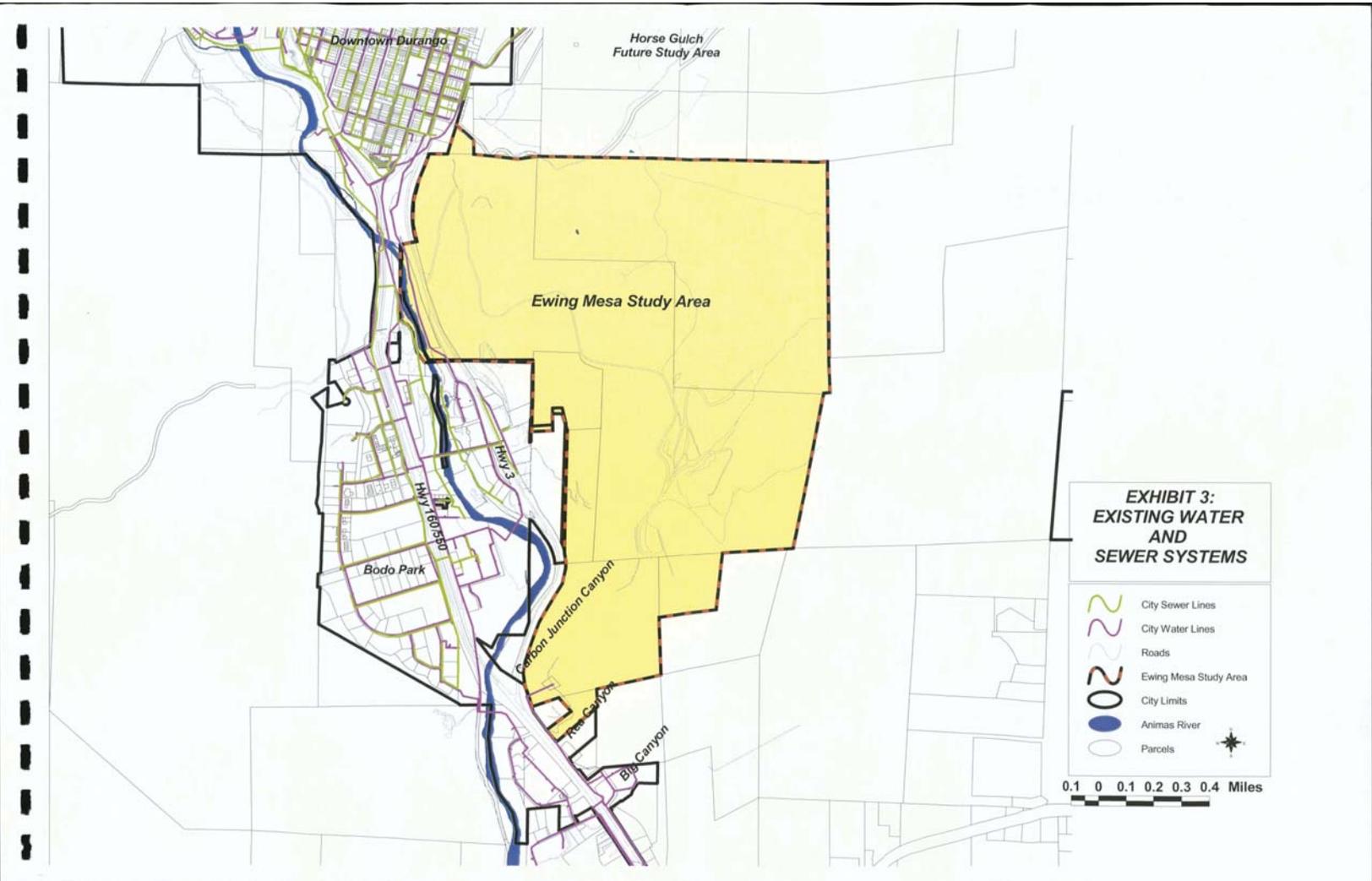
There is little established infrastructure in the plan area. Presently no water, sanitary sewer or storm sewer lines extend into the area. The nearest water mains are located in Highway 3 and in West 8th Avenue. A sewer main was recently installed to serve the Highway 3 area. Another sewer main is located in East 2nd and 3rd Streets.

- Exhibit 3 illustrates the locations and sizes of existing water and wastewater facilities. There are no improvements to utilities in the plan area scheduled in the City's Capital Improvement Plan (CIP).

Two transmission power lines cross the plan area, one on the southern portion near REA Canyon and the other at the northeastern corner near Horse Gulch. La Plata Electric Association and Tri-State Electric retain 100-foot wide easements (50 feet on each side of the lines) the length of these lines.

Police -- The Durango Police Department would provide service to the mesa. Annexation and development would require expanded police patrol.

Fire -- The Durango Fire and Rescue Authority has the responsibility for emergency response. The two closest fire stations are the main station in Bodo Industrial Park and the station on Camino Del Rio in downtown Durango. The size and scope of development will necessitate the need for a sub-station on Ewing Mesa and should be addressed during the annexation study.



3.0 Issues and Concerns

Due to Ewing Mesa's topographic isolation from developed properties, there have not been as many issues and concerns identified as in other plan areas. In fact, during most community meetings discussing growth in the Durango area, Ewing Mesa has been identified as a very desirable place for growth.

Throughout the planning process, the Durango community, key stakeholders in the area, and City staff contributed to this list of issues and concerns. The following is a summary of the issues and concerns, which serve as the foundation of the Area Plan.

3.1 Land Use

Ewing Mesa is basically vacant and potentially developable. One of the main issues identified during the plan development process is the scope of the proposed development and whether or not the uses planned for the mesa are the most appropriate and desirable for the City as a whole.

- **Develop an appropriate mix of uses / residential densities on Ewing Mesa.** The large relatively flat property, although topographically isolated, is located close to the existing downtown and makes it an ideal location to develop a large number of residential units in a mixed use Traditional Neighborhood Development (TND).
- **Mix of Housing Units.** Ewing Mesa offers a unique opportunity to provide a wide range of housing types.
- **Golf Course.** The owner of Ewing Mesa proposes to construct a championship golf course and associated resort type development. The amount of land dedicated to a resort-like development should be limited and balanced with other uses.
- **Commercial Space.** The new residential development as well as the potential office workers will create a market for some commercial development. Providing commercial space will reduce the need for residents and office workers to use the constrained mesa access roads.
- **Public neighborhood parks to serve new development.** Any new residential development should provide adequate public open space for its residents. Active play areas should be located within comfortable walking distance from every home in the development. Children should not be required to cross main entry roads to get to the nearest play area. Providing safe access for children to the nearest play area should be considered in all development plans submitted for review.

- **Community facilities.** Development of the mesa shall include the provision of adequate community facilities, such as school sites, fire/ police substation and a branch library.
- **Office park development.** The developer has indicated a desire to provide several locations for the potential development of an office park complex.
- **The presence of two gravel mines.** There are two active gravel mines on the mesa. The one on the Oakridge property will be closed for commercial extraction in the short term and will be reclaimed. The mine may be utilized during development as an on-site source of gravel. Should this occur, the mine will need to be adequately buffered and separated from the development until it is reclaimed.

The other mine will probably continue to operate and needs to be adequately buffered and separated from mesa development and traffic.

- **The presence of coal resources.** Coal reserves are located in deep dipping seams of the coal bed on the northeastern portion of the Oakridge property. The property does have an existing coal lease. According to Oakridge Energy, the coal resources are not currently feasible to extract and they are in the process of closing and reclaiming the mined areas. The potential for mineral extraction needs to be incorporated into future development plans.
- **Provide buffers between developments.** The proposed three-village concept for Ewing Mesa will allow for an integration of uses within each village. However, between each village and to adjacent properties buffers should be provided. In addition buffers should be provided within villages between uses that are incompatible. Buffers should not compromise the integrity of the community as a whole, act as a visual evidence of economic segregation or act as a cost prohibitive bar to development of higher density, lower cost housing. Buffers may be used to maintain neighborhood integrity. Buffers should be used to improve compatibility between dissimilar land uses.

3.2 Community Character and Design

Ewing Mesa is physically separated from other parts of the City, resulting in a distinct geographic area with identifiable boundaries. Issues related to the character of Ewing Mesa include:

- **Develop the property utilizing Traditional Neighborhood Development (TND) Design Principals.** The Oakridge property owner would like to develop a portion of the property utilizing TND principals. The City wants to ensure that TND occurs throughout the mesa wherever the design can be accommodated.

- **Maintain the views to the mountains.** Development should take advantage of the tremendous views of the La Plata Mountains, visual corridors should be maintained and development should be designed to avoid blocking views.
- **Maintain the aesthetic value of hillsides.** Development should take advantage of the unique backdrop provided by the steep hillsides, and should provide view corridors to and from these hillsides.

3.3 Transportation

The major transportation issues on Ewing Mesa concern the provision of safe road systems capable of handling the traffic capacity associated with the development of the mesa. Secondary roads should be provided to lessen traffic impact on any one road and guarantee emergency-response access. The potential of major employment centers as well as a limited resort type development will have a significant impact on traffic generation and necessitate the provision of safe and convenient traffic routes. Careful planning needs to consider these impacts and appropriate strategies developed to assist the developer in providing public transit so that the need for new roads and increased parking is limited. Specific transportation issues include:

- **Provide safe and convenient access to Ewing Mesa.** The existing road onto Ewing Mesa will need to be upgraded to provide the access necessary for the level of development being proposed. The plan indicates the preferred alignment, the alternative alignment will be allowed only if it can be demonstrated that it better serves the community
- **Provide additional accesses.** In order to develop Ewing Mesa a secondary road is necessary. The developer of Ewing Mesa has provided several options for this secondary road. Each alignment is constrained and will need to be carefully designed if it is to become a major transportation route onto the mesa. Additional accesses may be necessary for full build out of the mesa.
- **Provide safe access internally.** The development of Ewing Mesa should create safe internal traffic connections that do not rely entirely on the minor arterial road.
- **Provide for a new minor arterial road.** The City needs an alternate access to and through Ewing Mesa to Highway 160/550. Creation of a minor arterial across the mesa could provide such an access and potentially enhance the access to Horse Gulch and College Mesa.
- **Provide the opportunity for a Grandview connection.** The City needs to secure future alignment for a connection between Ewing Mesa and Grandview.
- **Provide public transit.** There is a need to provide for public transit opportunities. The developers of the Oakridge project originally indicated the

desire to provide for a future tramway system. Some type of public transportation system needs to be developed to connect the neighborhoods. Public transit needs to be provided between the mesa top and the existing City and to future development areas such as Grandview.

- **Create a safe environment for pedestrians and bicyclists.** Ewing Mesa contains extensive trail networks that have been dedicated to La Plata County by Oakridge Energy. Good trail access exists to Horse Gulch and the BLM land to the east. New development needs to not only maintain the existing trail network but also provide enhanced opportunities for connections within the development site and to adjacent trail systems. Any trail relocation that may be needed to accommodate development must not compromise the overall trail network.

3.4 Relationship to Adjoining Areas

- **Maintain the views.** Ewing Mesa provides excellent views of the La Plata Mountains and the surrounding hillsides. Development should take advantage of views, but not dominate the hillside rim. All development should be set back from the edge as far as sight lines are concerned.
- **Protect wildlife habitat.** Oakbrush and pinon hillsides provide shelter and habitat for small and big mammals and birds. Development should be designed as an integral element to the natural environment to minimize impacts to this habitat.

3.5 Parks and Open Space

Community park needs must be met on the mesa. The amount of potential development will require several different types of park facilities as well as a large amount of protected open space. Other issues concerning parks and open space include:

- **Create shared-use recreational agreements with School District 9-R.** Agreements between the City and School District 9-R should be utilized to maximize the school and park sites.
- **Create mini parks.** Mini parks should be established so that every resident has convenient access to green space.
- **Create public neighborhood parks.** Neighborhood parks should be developed for public use, not exclusive to residents of the development in which they are located. Neighborhood parks should be 5 to 15 acres in size and provide both active and passive recreation uses.
- **Provide a community park.** The community park should be 15 to 30 acres in size and provide active recreational facilities.

- **Maintain passive open space.** Natural boundaries such as the hillsides, gulches and the rim of the mesa should be protected as passive open space and reinforced as natural separations between developments.
- **Provide for an expanded trail system.** Opportunities exist to expand the existing trail system to connect with recreation areas and schools in the overall recreation plan.

3.6 Public Utilities, Facilities, and Services

- **Water tank.** The water tank which will be constructed needs to be sized and located to provide adequate water for all anticipated development on Ewing Mesa and to ultimately provide water to Horse Gulch if necessary. The location of the water tank should not negatively detract from existing views. Site location studies should consider the aesthetic impacts.
- **Sewer service.** The southern part of the mesa slopes to the south. However, all sewer will need to flow into the existing City system rather than into the South Durango Sanitation District.
- **School Site.** The developer shall be responsible for dedicating property on which to construct an elementary school. In addition the developer may be required to dedicate or reserve additional school land as needed by the 9R School District. The amount of land will be negotiated during the annexation and conceptual development review of the project.
- **Police / Fire Substation.** A police and fire substation needs to be located on the mesa. The substation should be located in such a way as to accommodate the needs of the Durango Fire and Rescue Authority and the City of Durango.
- **Branch Library.** A branch library site should be accommodated in the development of Ewing Mesa.
- **Fire protection.** Roads through the area must accommodate emergency access for fire trucks and other emergency vehicles.
- **Church sites.** One or more church sites should be identified.

3.7 Annexation

- **Annexation.** All of the Ewing Mesa area lies outside of the City's boundaries, but would legally qualify for annexation. The City intends to annex the entire Plan area to accomplish the goals set forth in this area plan. All of the annexed properties will be expected to meet City development standards.

4.0 Overall Comprehensive Plan Goals

The goals and objectives of the City of Durango's Comprehensive Plan apply to growth and development within the Ewing Mesa Area Plan. This mesa has particular significance for providing housing opportunities and economic development, environmental and recreation goals and objectives. Specifically, the development of the mesa will have a direct impact on the City's ability to achieve the following Comprehensive Plan goals:

- GOAL 1: To maintain or improve the quality of Durango's natural resources.
- GOAL 2: To maintain Durango's views of natural hillsides and mountains.
- GOAL 3: To protect sensitive floodplains, hillsides, wetlands and wildlife habitat from inappropriate development.
- GOAL 4: To maintain and enhance the diverse, small town character of Durango.
- GOAL 5: To retain or enhance the aesthetic value of Durango's natural and built environments.
- GOAL 6: To encourage public awareness and participation in community activities.
- GOAL 7: To establish land use patterns that are coordinated with and make the most efficient use of community facilities while allowing for equitable funding strategies.
- GOAL 8: To encourage the development of a variety of housing types for community residents.
- GOAL 9: To promote the provision of adequate affordable housing opportunities for community residents.
- GOAL 10: To promote a healthy, sustainable, balanced economy that capitalizes on the community's natural, recreational, cultural and human resources.
- GOAL 11: To preserve and enhance historic and cultural resources that symbolize the community's identity and uniqueness.
- GOAL 12: To maintain a transportation system that safely and efficiently meets the needs of residents, businesses and visitors.

- GOAL 13: To provide employees, residents and visitors with realistic opportunities to use alternative modes of transportation.
- GOAL 14: To balance the demand for expanding urban development with the efficient provision of facilities and services.
- GOAL 15: To maintain a system of open space throughout the planning area that serves as a visual and recreational amenity, as well as providing sufficient habitat to sustain healthy wildlife populations.
- GOAL 16: To develop and maintain an interconnected system of parks, trails and other recreational facilities.
- GOAL 17: To foster cost-effective public services and facilities that enhance the lives of community residents.

5.0 The Plan

The Vision: Ewing Mesa in the Future

Ewing Mesa reflects the principals found in Traditional Neighborhood Development. The mesa consists of several mixed-use neighborhoods with a mix of housing types and commercial uses developed in an integrated cohesive fashion. The mesa provides for schools, parks and recreation.

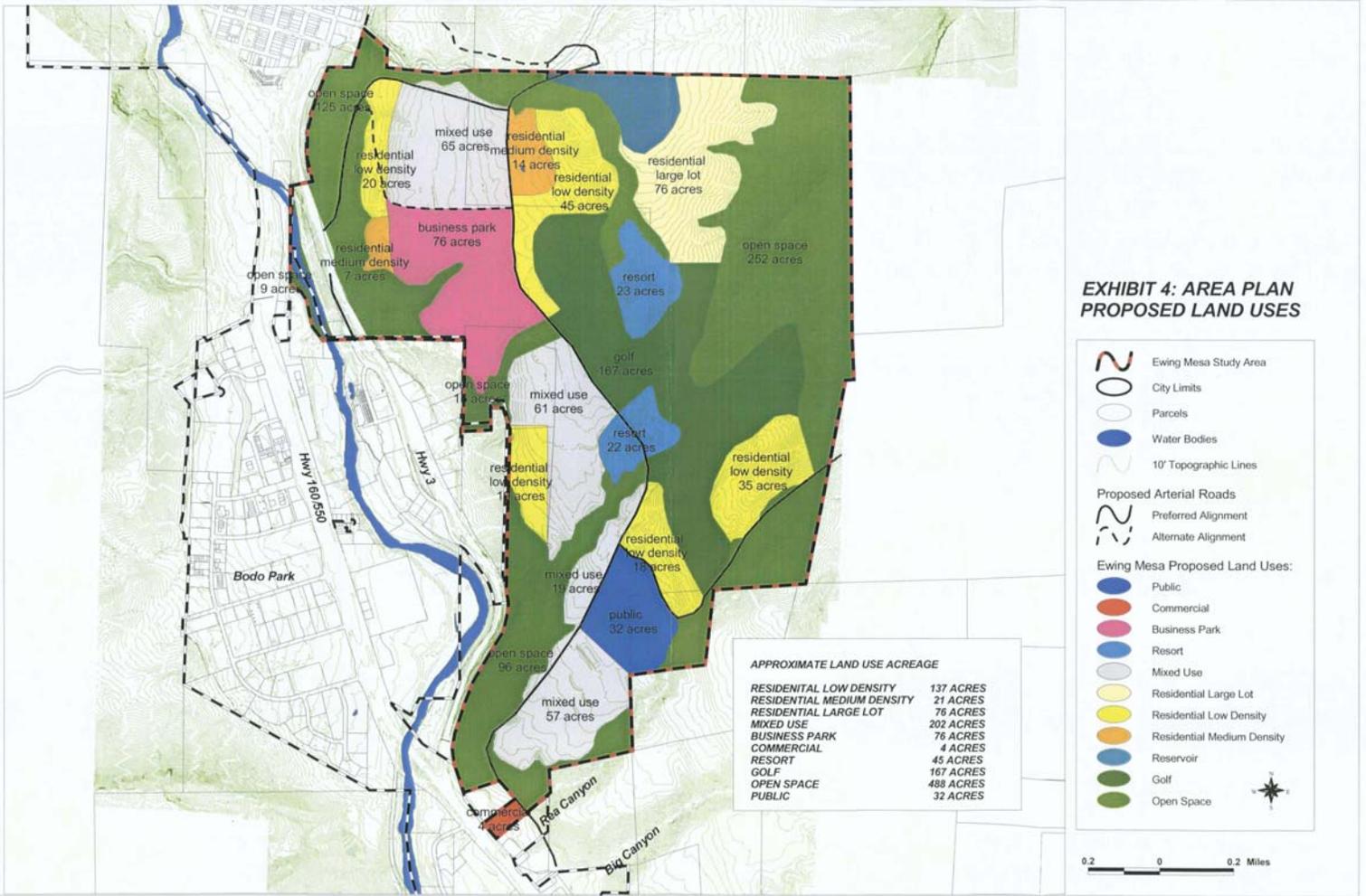
Access to Ewing Mesa is by way of multiple roads which disperse traffic. A minor arterial road, with its bike lanes and accompanying pedestrian trail, now serves as a route between Goeglein Gulch Road and US Highway 160/550. Primary access onto the mesa is off of State Highway 3. A tramway has been constructed allowing for people to cross the mesa without using their cars. Additional public transit opportunities have been developed. Pedestrian, bike and horse trails cross the mesa and connect to the public lands and into the US Highway 160/550 Corridor.

Ewing Mesa has developed into a series of neighborhoods, each with its own identity and function but integrated into an overall community. Each neighborhood has developed with a mix of residential densities, providing housing opportunities for all income ranges in a mix of housing types including high-density near commercial centers to low-density around the golf course. Each neighborhood is clustered around a civic space. Surrounding hillsides continue to provide important habitat opportunities for a variety of wildlife species. Commercial development complements the residential development in use, scale and design. Neighborhood parks, mini parks and a community park are used by children and adults alike.

New development on Ewing Mesa has been sensitively incorporated into the natural setting. Development on the mesa is not visible from Downtown Durango. Parking areas have been screened from view. The steep slopes rising from the mesa have been protected from development, creating a picturesque backdrop for the neighborhoods. Views to the mountains have been protected through the use of appropriate site planning and building design.

This section, the Plan for Ewing Mesa, provides a vision in words and graphics for the future and the policies to achieve it. The next section, on implementation, expands upon these policies in more specific terms.

This vision is illustrated in Exhibit 4, the Ewing Mesa Area Plan. Major elements of the Plan are shown, including key land uses, proposed transportation linkages and elements of the proposed open space network.



Recommended Policies

Policies are the statements of public intent against which individual actions and decisions are evaluated. The following policies apply to Ewing Mesa. They prescribe public and private actions that are in addition to those listed in the City-wide sections of the Comprehensive Plan that will help achieve the vision for this area.

5.1 Land Use

- Policy 5.1.1* Promote the development of land uses that are consistent with the plan illustration in Exhibit 4 and the plan policies.
- Policy 5.1.2* Development shall not occur on the steep slopes of the mesa that descend down to State Highway 3 or to U.S. Highways 160/550. In some instances, where no other practical solution exists, exceptions may be allowed for roads, trails and utilities.
- Policy 5.1.3* Establish the toe of the existing 30% slopes as the eastern and northern boundaries of development on Ewing Mesa.
- Policy 5.1.4* Require site plan review to determine the environmental and visual impacts of proposed developments. Cut-and-fill impacts should be carefully reviewed. Development on slopes in excess of 30% shall be prohibited. In some instances, where no other practical solution exists, exceptions may be allowed for roads, trails and utilities.
- Policy 5.1.5* Development shall be set back from the edge of the mesa. Building setbacks will be established during the development review process; but at a minimum, building setback from the rim shall be equal to twice the height of the building.
- Policy 5.1.6* Preserve the draws and gulches as open space. (Same as Policy 5.5.4)
- Policy 5.1.7* Development should follow the tenets of new urbanism as defined by the Congress for the New Urbanism.
- Policy 5.1.8* New residential development shall be in the form of neighborhood clusters, centered around a civic space with the furthest home being not more than ¼ mile from it. Each neighborhood should be a minimum size of 40 acres.
- Policy 5.1.9* Minimum densities shall be established throughout the plan area. Overall density shall not be less than 6 units per net acre of the area designated as Mixed Use.

- Policy 5.1.10* Maximum densities shall be established at the time of annexation. Density increases may be allowed in designated receiving areas through a Transfer of Development Rights program established in conjunction with La Plata County.
- Policy 5.1.11* No more than 25% of the housing can be large lot single family. (Large lot single family is defined in the Ewing Mesa Area Plan as lots greater than 12,000 square feet.)
- Policy 5.1.12* Integrate other uses anticipated on Ewing Mesa, including office parks and resort development, with the neighborhoods through design and pedestrian connections.
- Policy 5.1.13* Encourage upper floor residential units over the commercial and office uses in the areas designated Mixed Use.
- Policy 5.1.14* Encourage the development of a neighborhood-scale commercial development in the center of each neighborhood.
- Policy 5.1.15* Promote a mix of dwelling types and sizes in new residential areas; discourage the formation of new residential areas having a uniform housing type and size throughout.
- Policy 5.1.16* Promote the development of good quality housing for all income groups through zoning, design review and building regulations, consistent with efforts to increase the City's affordable and attainable housing stock.
- Policy 5.1.17* Reserve and protect the future reservoir site from development.
- Policy 5.1.18* Allow only the development of low density residential (Residential Large Lot, 1-3 acres / DU) subject to demonstration of water quality control measures, at the time of project review, sufficient to protect the water quality within the future City Reservoir watershed area.
- Policy 5.1.19* Require provision of affordable and workforce housing within all new residential subdivisions consistent with City ordinances of general application throughout the City or by policy direction by the City Council as part of any specific development review process.
- Policy 5.1.20* Allow for resort development on a limited portion of the mesa; this development may include a mix of lodging opportunities.

- Policy 5.1.21* Allow for the development of a business/office park on the mesa.
- Policy 5.1.22* Allow for the development of acute care and senior care facilities on the mesa.
- Policy 5.1.23* Design the golf course to utilize as little property as possible. Careful consideration should be given to move the golf course to the east to allow for a neighborhood to be created to the west of it.
- Policy 5.1.24* Design the proposed golf course to emphasize its open space nature by not having residences abutting it in key locations. (Same as Policy 5.5.9)
- Policy 5.1.25* Prohibit development in the area designated for coal mining until such time as it can be demonstrated and guaranteed that the mineral resources will not be extracted or will only be extracted in a fashion that would not impact development.
- Policy 5.1.26* Require buffers, vegetation, water treatment, dust control, noise control and other measures as deemed necessary to protect the physical and social environment where mineral extraction will be carried out.
- Policy 5.1.27* Establish a large buffer around the existing Durango Gravel mine; do not allow any additional development on the property until the gravel has been extracted and the mine reclaimed.
- Policy 5.1.28* Require reclamation of the gravel mine on the Oakridge property. Do not allow any residential development to be constructed within 1,000 feet of the mine until the gravel extraction has ended and the mine reclaimed.
- Policy 5.1.29* Limit development in areas adjacent to designated mineral resource areas to those uses that will not be impacted by significant noise, dust, traffic or visual impact of mining operations.
- Policy 5.1.30* Require revegetation of land used for mineral production to either a restored state similar to its original condition or an improved state appropriate for use after mineral extraction has been completed.
- Policy 5.1.31* Include sites for public uses such as parks, a branch library, public schools and churches. (Similar to Policies 5.5.1 – 5.5.3, 5.6.8 and 5.6.11)

Policy 5.1.32 Provide a joint police and fire substation site centrally located to serve the entire mesa. (Similar to Policy 5.6.10)

Policy 5.1.33 Wood burning fireplace inserts and stoves in residential units must meet or exceed emission standards for EPA Phase II wood burning devices. No more than one open fireplace is permitted within hotel and lodge lobbies and restaurants.

5.2 Community Character and Design

Policy 5.2.1 Promote the development of integrated residential neighborhoods on Ewing Mesa.

Policy 5.2.2 Create attractively landscaped entrances to each neighborhood / development as well as onto the mesa.

Policy 5.2.3 Establish visual corridors throughout the mesa.

Policy 5.2.4 Provide for an outdoor gathering space in each neighborhood.

Policy 5.2.5 Develop architectural guidelines and standards for each neighborhood. The architectural guidelines and standards shall incorporate an integrated and cohesive design based on a regional architectural syntax.

Policy 5.2.6 Establish an architecture review committee for each neighborhood to enforce the design guidelines.

Policy 5.2.7 Encourage the utilization of green building techniques in all developments.

Policy 5.2.8 Consider and accommodate solar access where possible in new development.

Policy 5.2.9 Protect views in building design and placement.

Policy 5.2.10 Utilize dark sky principles in all new development.

Policy 5.2.11 Establish design standards that allow for functional and compatible mixed-use development.

Policy 5.2.12 Require that all garages served from the street be set back at least 10 feet from the front of the house or rotated so the garage doors do not face the street.

- Policy 5.2.13* Create private spaces for each housing unit utilizing design elements such as blank walls, enclosed back yards, window placement, etc.
- Policy 5.2.14* Require the development of residential amenities to create a high-quality image and character for residential development on Ewing Mesa.
- Policy 5.2.15* Minimize the visual impact of parking areas by requiring architectural or landscape screening along edges or placing parking behind buildings. Parking lots should be broken up by building placement and interior landscaping. Locate parking areas to reduce visibility from the major roads.
- Policy 5.2.16* Locate commercial and multi-family buildings to front on the streets. Maximum setbacks, in addition to minimum setbacks, should be established for each neighborhood.
- Policy 5.2.17* Encourage pedestrian linkages throughout the plan area. Require sidewalks developed to City standards, as appropriate, or multiple-use paths (separate from streets) in all new developments.

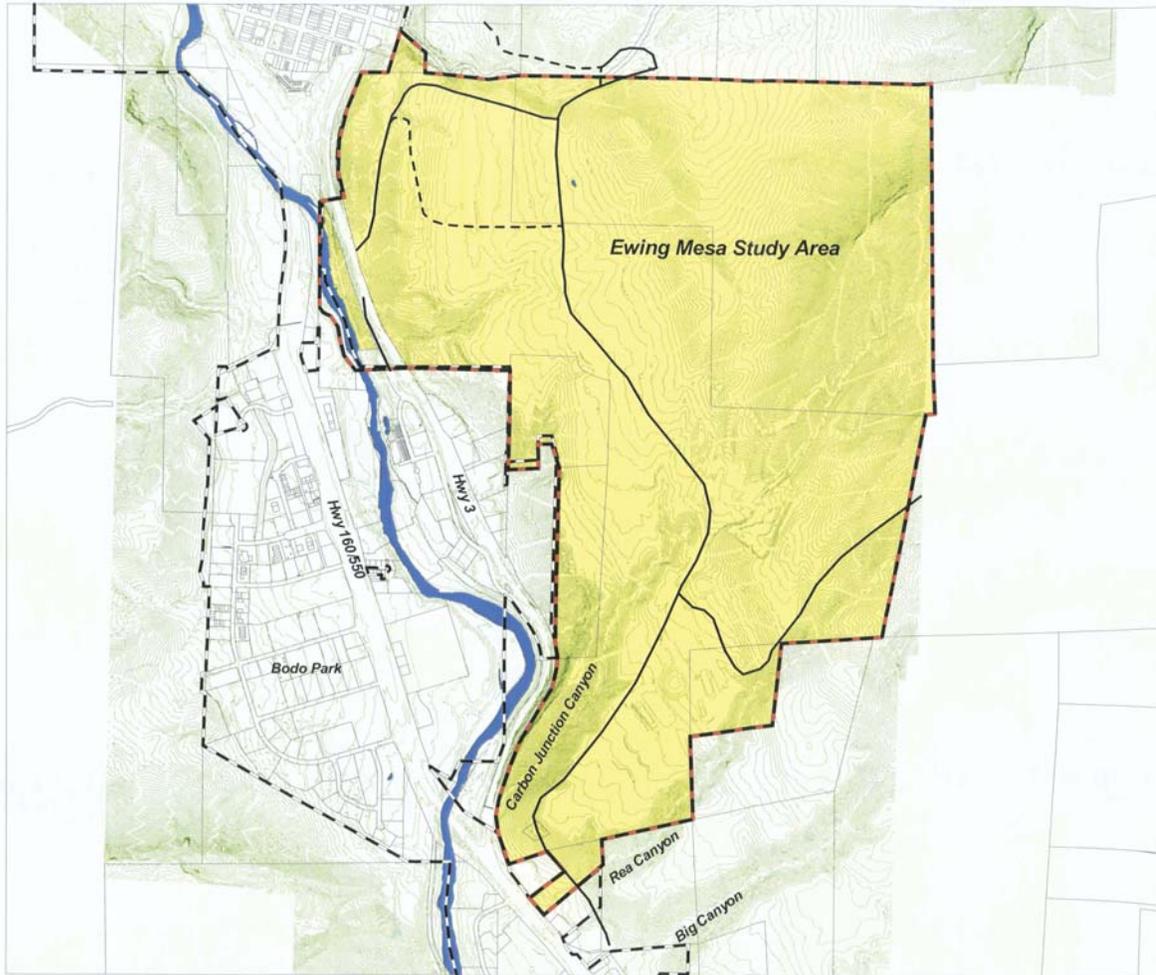
5.3 Transportation

- Policy 5.3.1* Provide adequate road systems to accommodate future traffic projections.
- Policy 5.3.2* Provide access to and through the area concurrently with development based on traffic impact studies for each phase of development. At a minimum, two accesses must be provided for any phases of development that includes residential or commercial development other than the golf course or other outdoor recreational uses. Of the two required accesses, at least one must be paved and connect with an existing paved public roadway.
- Policy 5.3.3* Require two paved accesses on to the mesa when a traffic study determines that average daily traffic volumes to and from the area will exceed 5,000 vehicle trips per day. Right-of-way shall be provided for all accesses as shown on the area plan as annexation occurs.
- Policy 5.3.4* Require a third access, if necessary, to accommodate build out. Levels of improvement, including the number of accesses, will be

based on the traffic study provided during the annexation / development review process.

- Policy 5.3.5* Require traffic signalization and other required improvements at the intersection of the existing access road and State Highway 3 (approximately 500 feet north of Sawmill Road) be completed by the developer of any phase of development that degrade access below a level of service C at the intersection.
- Policy 5.3.6* Develop a roadway plan for a new minor arterial road generally in alignment with the concept as shown in Exhibit 5. The development of Ewing Mesa shall require the dedication of right-of-way for this road as appropriate. Minimized scarring of the hillside should be a priority when designing the precise location of the roadway.
- Policy 5.3.7* Develop a roadway plan to accommodate the future Grandview road connection, with due regard to costs, geologic constraints, connections and wildlife impacts. The development of Ewing Mesa shall require the dedication of right-of-way for this road as appropriate. Minimized scarring of the hillsides should be a priority when designing the precise location of the roadway.
- Policy 5.3.8* Development of the southern portion of the Mesa should not occur until an access road is developed to the Dominguez Drive – US Highways 160/550 intersection.
- Policy 5.3.9* Provide access to and through the plan area concurrently with development based on traffic impact studies for each development or phases of development. When required by the City Staff, these traffic studies shall use a computerized traffic model as approved by City Staff and shall consider the impact of the proposed development on the arterial streets of the City.
- Policy 5.3.10* Participate in a Regional Transportation Plan with La Plata County and Colorado Department of Transportation.
- Policy 5.3.11* Plan new streets in the TND neighborhoods in a grid or modified grid pattern with streets interconnecting to the greatest extent possible.
- Policy 5.3.12* Modified TND street standards may be used within the residential neighborhoods where development meets the TND criteria.

- Policy 5.3.13* Design and construct all proposed streets outside of TND neighborhoods in accordance with the policies of the Major Street Plan and the City's development standards. This includes all streets that connect neighborhoods, serve major commercial, office, or recreational development.
- Policy 5.3.14* Utilize alleys in the TND neighborhoods wherever it is feasible and limit driveway access directly onto the street in such neighborhoods.
- Policy 5.3.15* Employ traffic calming techniques on proposed local roads.
- Policy 5.3.16* Separate traffic by providing a road system that does not allow mining haul trucks on streets used for neighborhood development.
- Policy 5.2.17* Utilize shared parking wherever appropriate to reduce the amount of required off-street parking.
- Policy 5.3.18* Incorporate public transportation in the development plans and include both internal connections provided by the developer of the project as well as connections off the Mesa that may be provided by either the developer or the City.
- Policy 5.3.19* Require the developer to be responsible for providing public transit connections to the existing City transit service until such time as the City can provide transit service onto the Mesa. The timing of the initial provision of transit service and when the City will take over the service shall be established during the annexation / development review process.
- Policy 5.3.20* Work cooperatively with developers and major employers to plan and provide improvements needed for future transportation demand generated by projected growth, and especially to develop strategies for alternative and public transportation to reduce the need for new roads and parking facilities.
- Policy 5.3.21* Allow for tramways or similar alternative modes of transportation such as cable cars.
- Policy 5.3.22* Allow for the future construction of a skyport facility to serve helicopter air transit. Careful consideration should be given in siting the facility to ensure compatibility with adjacent uses and provide the necessary buffers.



**EXHIBIT 5:
TRANSPORTATION
SYSTEM**

- Ewing Mesa Study Area
- City Limits
- Animas River
- 10' Topographic Lines
- Parcels
- Proposed Arterial Roads
- Preferred Alignment
- Alternate Alignment

0.2 0 0.2 Miles

Policy 5.3.23 Integrate the trail system with public transit facilities.

Policy 5.3.24 Connect activity centers such as schools, parks and shopping areas with trails and bike lanes.

Policy 5.3.25 Develop a trail system within Ewing Mesa that connects the commercial/recreational areas with the residential development utilizing a combination of sidewalks, bike lanes and trails.

5.4 Relationship to Adjoining Areas

Policy 5.4.1 Preserve the hillsides along the eastern boundary of Ewing Mesa for continued habitat and unobstructed movement of wildlife.

Policy 5.4.2 Development in the Horse Gulch area should be planned and designed in such a way as to minimize impacts on the area's wildlife. Design items to address include but should not be limited to street lighting, fencing, underpasses, box culverts, etc.

5.5 Parks and Open Space

Policy 5.5.1 Develop mini parks throughout the Mesa so that every residential unit is no more than one-quarter of a mile from a park. Mini parks must be designed to meet the standards in the City of Durango's Parks Master Plan. Neighborhood associations shall be responsible for the maintenance of mini parks.

Policy 5.5.2 Develop neighborhood parks to address both passive and active recreation uses. Neighborhood parks should be between 5 to 15 acres in size, have a service area radius of ½ mile and be designed in accordance with the guidelines in the City of Durango's Parks Master Plan

Policy 5.5.3 Develop a community park (15 to 30 acres) that incorporates active recreational fields. The park should be designed in accordance with the guidelines in the City of Durango's Parks Master Plan and include enough land to allow for the development of soccer fields and a softball or baseball complex.

Policy 5.5.4 Preserve the draws and gulches as open space. (Same as policy 5.1.6)

Policy 5.5.5 Provide trail connections linking the Mesa to surrounding developed areas.

- Policy 5.5.6* Provide trail connections linking the Mesa to surrounding public lands.
- Policy 5.5.7* Utilize natural features such as drainages and ridges for the preferred alignments for trails.
- Policy 5.5.8* Accommodate horses on some of the natural trails (as appropriate) to provide connections to public lands.
- Policy 5.5.9* Design the proposed golf course to emphasize its open space nature by not having residences abutting it in key locations. (Same as Policy 5.1.24)
- Policy 5.5.10* Design the proposed golf course to minimize barriers for safe public access to trail systems, public lands and residential, commercial and institutional areas.

5.6 Public Utilities, Facilities, and Services

- Policy 5.6.1* Establish a new water tank that is adequately sized to serve the entire plan area. A site location study for visual impacts shall be required.
- Policy 5.6.2* Reserve and protect the future reservoir site from development.
- Policy 5.6.3* Obtain water rights for irrigation purposes at time of annexation.
- Policy 5.6.4* Utilize untreated water to irrigate large public areas where feasible.
- Policy 5.6.5* Service the entire plan area with sewer service to the existing City of Durango wastewater treatment facility.
- Policy 5.6.6* Utilize the City of Durango's Stormwater Quality Program policies when planning for development.
- Policy 5.6.7* Provide an elementary school site that is located centrally to the residential population. Other locations can be negotiated with the provision of an internal transit system provided by the developer.
- Policy 5.6.8* Provide or reserve additional land for schools as requested by School District 9R. (Similar to Policy 5.1.31)
- Policy 5.6.9* Pursue the construction of joint-use facilities for education and community recreation.

Policy 5.6.10 Provide a combined police and fire substation site at a location agreeable to the Durango Fire and Rescue Authority and the City of Durango. (Similar to Policy 5.1.32)

Policy 5.6.11 Provide for public space that can accommodate public functions, including a branch library. (Similar to Policy 5.1.31)

6.0 Implementation and Action Agenda

The Plan for the Mesa will take time to implement. While the majority of the property is owned by one property owner the magnitude of the project will take many years to implement. Overall development of the mesa will take years and many thousands of dollars to realize. Exhibit 6 lists tasks recommended to implement this area plan and proposes implementation priorities.

Exhibit 6: Implementation Actions

No.	Description	Priority
1	Develop Traditional Neighborhood Development standards	Short-term
2	Annex the remaining tracts of land on Ewing Mesa in a timely manner.	Short-term
3	Obtain right-of-way for all of the potential road connections onto Ewing Mesa.	Ongoing
4	Design and construct the minor arterial street across Ewing Mesa connecting Goeglein Gulch Road with Highway 160/550.	Long-term
5	Secure trail and street dedications needed to provide adequate motorized and non-motorized transportation.	Ongoing
6	Reserve school and park sites needed to serve the plan area.	Short-term
7	Develop park space in accordance with level of service requirements.	Intermediate
8	Reserve the property for the future reservoir	Short-term
9	Reserve a site for future joint police and fire substation.	Ongoing
10	Reserve a branch library site.	Ongoing

Appendix 1: Future Land Use Categories

Land Use	Density / Size Restrictions	Description
Rural	• 35 acres, minimum	Private land that will remain in parcels of 35 or more acres. Most of these parcels will receive no urban level services.
Rural Estates	10 acres, minimum	Private land that will remain in parcels of 10 or more acres. Most of these parcels will receive no urban level services.
Rural Residential	3 acres, minimum	Private land that will consist of lots typically served by wells and/or septic systems.
Residential - Large Lot	1 to 3 acres	Single family residential lots which typically are served by a public water and/or wastewater system.
Residential - Low density	1 to 4.99 Dus per acre	Single family residential lots ranging from 6,000 SF to 1 acre that receive full urban services. As policies are refined, this land use may be defined to include other dwelling types.
Residential - Medium Density	5 to 11.99 Dus per acre	Single family residential lots smaller than 6,000 SF. Other dwelling types, including duplexes, triplexes, patio homes, mobile home parks, apartments and town homes permitted.
Mixed Use	6 unit per acre minimum, 12 units per acre maximum	A mix of residential and neighborhood serving commercial uses are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.
Business Park	NA	A development that contains a number of separate office buildings, supporting uses and open space designed, planned, and constructed in an integrated fashion.
Golf Course/Resort	NA	A development that contains resort uses including golf course, lodging, tennis, spa and other recreational facilities designed, planned, and constructed in an integrated fashion. Large lot residential units are also allowed.
Institutional /Public	NA	Public and quasi-public uses, such as schools, government facilities, cemeteries, hospitals and churches.
Parks & Recreation	NA	Public and private land designated for passive or active recreational uses.
Conservation / Open Space	NA	Public or private land which will remain undeveloped as natural open space. Minor improvements such as trails and parking areas may exist to provide access.

CITY OF DURANGO
ANIMAS RIVER
CORRIDOR PLAN

An Amendment to the
Durango Comprehensive Plan

JUNE 1994

Prepared by the Durango Planning Office
Under the Direction of the Durango Riverfront Task Force
Adopted May 24, 1994
by the Durango Planning Commission
Adopted June 7, 1994
by the Durango City Council

CITY OF DURANGO

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Teri E. Johnson, Administrative Secretary

June 1994

RESOLUTION NO. R-1994-24

A RESOLUTION OF THE DURANGO CITY COUNCIL REGARDING ADOPTION OF THE ANIMAS RIVER CORRIDOR PLAN FOR DURANGO

WHEREAS, the City of Durango is empowered to prepare and adopt a comprehensive plan pursuant to powers granted by the Durango City Charter and Colorado State Statutes; and

WHEREAS, heretofore the City of Durango has adopted and has in effect a Comprehensive Plan which serves as a guide for all future City action concerning land use and development regulations; and

WHEREAS, the City may modify said Comprehensive Plan from time to time; and

WHEREAS, the Durango City Council has appointed a Riverfront Task Force to engage in public dialogue and prepare a plan for future development of the Riverfront Corridor; and

WHEREAS, the Riverfront Task Force has completed an extensive public comment process and has researched issues identified with the riverfront; and

WHEREAS, the Riverfront Task Force has identified numerous significant features of the river and river corridor as essential to the City in the present and as growth occurs; and

WHEREAS, the Animas River Corridor Plan summarizes the important features of the river corridor, and recommends goals, policies, and actions to conserve these features; and

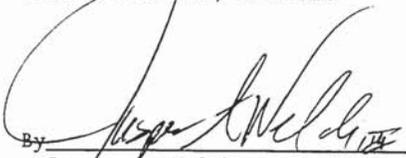
WHEREAS, the Durango Planning Commission has reviewed the Plan in a public hearing and has approved a resolution to adopt the Plan; and

WHEREAS, the Durango City Council finds the Plan to be necessary to help protect the environmental, economic, and aesthetic features of the Durango community;

NOW, THEREFORE, BE IT RESOLVED, that the Durango City Council hereby adopts The Animas River Corridor Plan, attached hereto, as an additional amendment to the City's Comprehensive Plan.

Approved and adopted this 7th day of June, 1994.

DURANGO CITY COUNCIL
CITY OF DURANGO, COLORADO

By 
Jasper A. Welch, III, Mayor



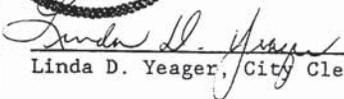

Linda D. Yeager, City Clerk

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THE PLAN

This plan sets forth the goals and recommended actions to preserve, protect and enhance the Animas River and the riverine environment that traverses the City of Durango and its service area. The Plan is an amendment to and element of the City of Durango's Comprehensive Plan, presenting a realistic community vision for the river, stating the goals and policies of the City of Durango, and outlining activities to implement the plan. Statements in this plan will guide the City Council and Planning Commission as they review public and private development within the Animas River corridor, and conversely will help corridor property owners in proper stewardship of this invaluable asset.

The Plan includes five parts and maps. Part I is a description of the people involved, the planning process and the riverfront corridor area. Part II describes the public vision for the river, followed by a statement and discussion of goals for the corridor. Part III lists City policies and related implementation strategies. Part IV is a segment by segment discussion of qualities unique to each portion of the river with specific recommendations for each area. Part V summarizes the next steps in implementing the Plan. The maps were presented at the public hearings held by the Planning Commission and City Council.

The following discussion sets forth the recommended policies and implementation strategies for this plan. Adoption of this document as part of the City's Comprehensive Plan includes acceptance of and commitment to these policies and strategies as part of the Comprehensive Plan, along with the goals discussed in Part II, and the specific Section recommendations implementing these policies in Part IV.

PART I: DEVELOPMENT OF THE PLAN

A. The Riverfront Task Force

The plan was prepared with guidance from the Riverfront Task Force, which was appointed by the Durango City Council to define the issues affecting the river and to make recommendations as to the appropriate actions to address these issues. Task Force members represent a broad spectrum of Durango and Animas Valley residents. Ex-officio members include the chairpersons of various City boards and commissions, local professionals in environmental and design fields, and the staff of the Durango Office of Planning and Community Development.

The Task Force began work in September of 1993, with a series of public meetings to hear and gauge the visions Durango citizens have for the river. Public input meetings were held in October, November and December for both specific interest groups and for the general public. Publicity was used to invite participation in the meetings (such as notices in the Durango Herald and announcements on radio and television). Approximately 625 individual letters were mailed to City and County riverfront landowners within the study area and to various governmental entities and special interest groups.

The first public meeting, on October 26, sought input from riverfront landowners. The second public meeting, on November 15, was open to the general public and all special interest groups. The third public meeting, on November 30, was for input from County riverfront landowners as well as from Durango Central Business District property owners who had not attended the October 26 meeting. Considerable input was received from those attending the meetings, and via letters from those who could not attend but desired to comment.

The Task Force held regular meetings on the second and fourth Tuesdays of each month until February of 1994. Additional public meetings and subcommittee meetings held up to that time included presentations from representatives of the Farmington and Grand Junction riverfront projects, and discussions with experts from the State Division of Wildlife, the Army Corps of Engineers, the Bureau of Reclamation, the Bureau of Land Management, the Durango Public Works Department, and the U.S. Forest Service. From February until May of 1994, City staff drafted the Plan with assistance from various subcommittees of the Task Force.

Public comments played a very significant role in defining the vision for the river (Part II) and in developing the recommendations for this plan (Part IV). While not all of the issues raised could be included in the Task Force recommendations, all expressed viewpoints were considered, including the sometimes strongly differing opinions of task force members.

B. Characteristics of the Plan Area

The Task Force study focused on that part of the Animas River which most immediately affects the City of Durango. The corridor boundaries are a combination of the City's Service Area (where City services such as sewer or water now exist or may be provided in the future) and the areas with the most immediate impact on the actual channel of the river and the river-dependent riparian habitat.

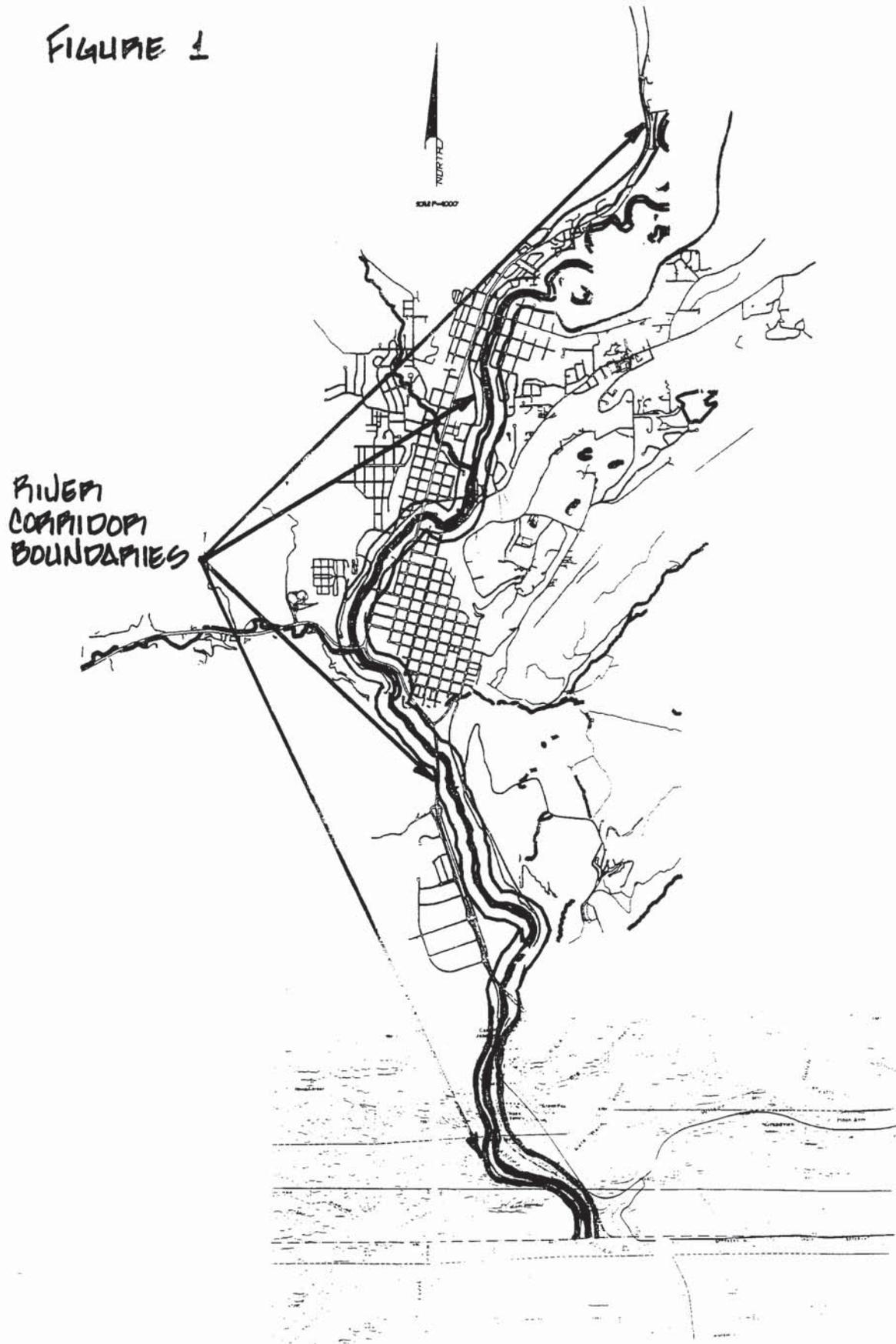
1. Natural Features of the Area

The Animas River originates in the San Juan mountains on the north and flows south through the Animas Valley into New Mexico and the San Juan River. The river moves slowly as it approaches the north end of town, its meanders and oxbows creating a broad flood plain area comprised of large stands of riparian environments and numerous wetlands. The river channel then straightens and the flow picks up speed as the river passes 34th Street and heads toward the center of the city. The floodplain narrows considerably within Durango, as the channel deepens and the banks become steeper. South of Gateway Park, the river channel widens slightly but is still contained by the steep slopes of the adjoining terraces.

DRAFT MAP: ANIMAS RIVER CORRIDOR

Boundaries Approximate

FIGURE 1



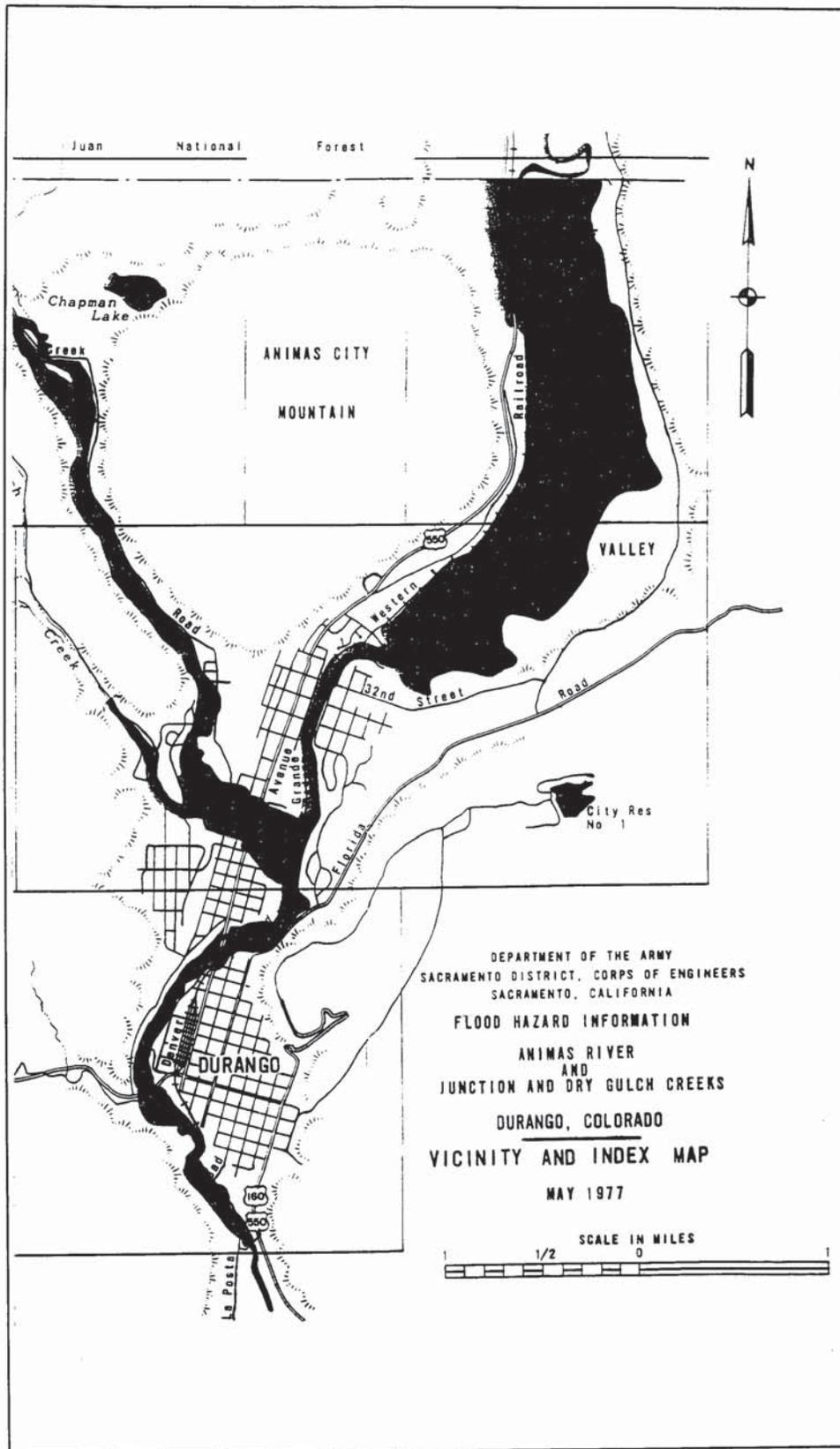


Figure 2 The floodplain changes considerably as the river flows south into the City of Durango.

The most severe floods in Durango usually come in the fall as a result of heavy rains. Snow melt in May and June has also caused flooding. No major flood control features have been constructed on the Animas although minor improvements for erosion control are noted in the Army Corps of Engineers 1977 Flood Hazard Study. The river's average yearly flow for the period between 1911 and 1993 is 605,000 acre-feet. An acre foot is the amount of water it takes to cover an acre of land one foot deep. In 1977, one of the driest years of record, the river reached a low of 212,400 acre feet.

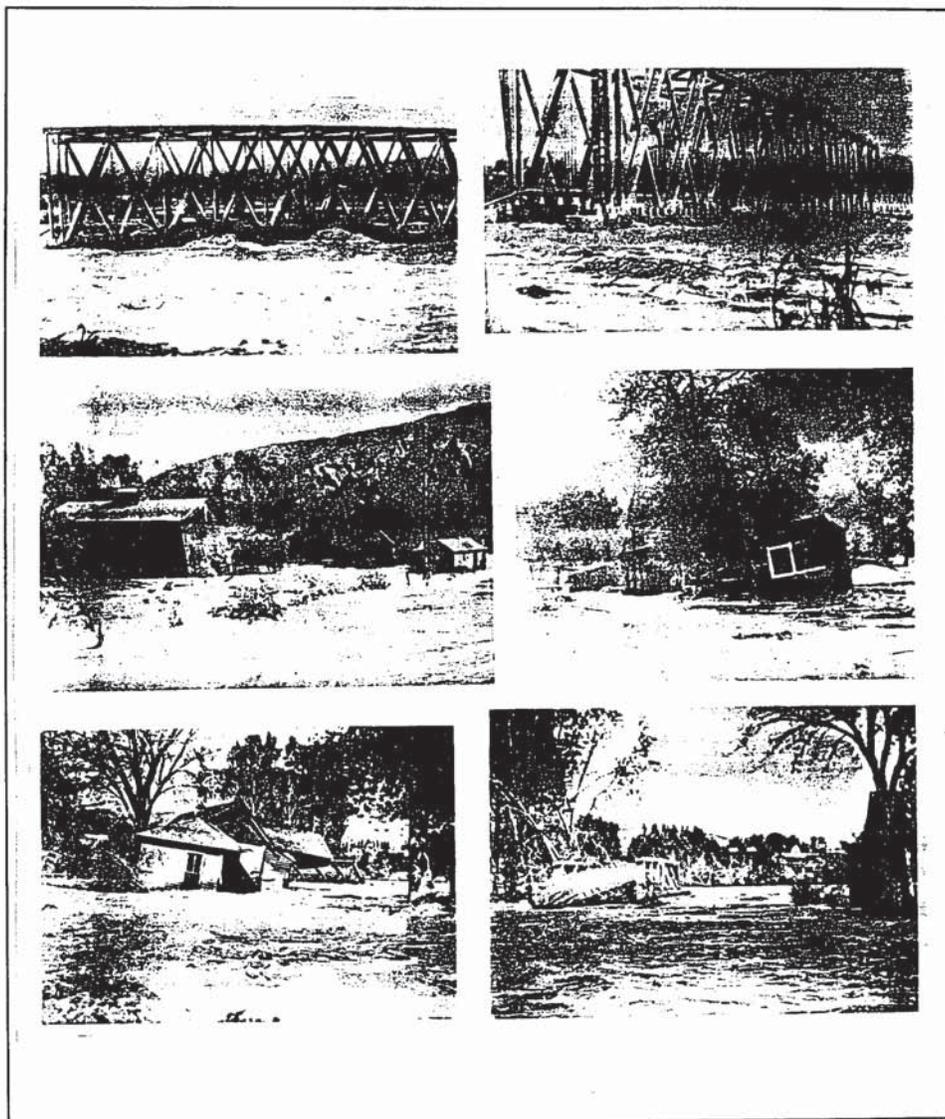


Figure 3 The most severe flood in Durango in October of 1911 resulted in floodwater up to six feet deep in some locations in town. Photo source: Durango Herald

Water quality has improved with clean-up and closure of some of the mines at the headwaters of the river and with the removal of the uranium tailings at the former smelter operations across the river from downtown Durango. Soils in general are loams formed from the Mesa Verde Sandstone and Mancos Shale in the valley, mixed with river cobbles.

The river provides important wildlife habitat. Studies conducted by the Colorado Division of Wildlife in 1993 concluded that fish habitat is very good and the fish are healthy. Bald and Golden eagles are sighted regularly as are the Marsh and Red tailed hawks and Kestrels. Migratory birds and waterfowl are common along the Animas, including the recently introduced

Canada Geese. Beavers, muskrat, mule deer and elk are also seen along the Animas. The beaver population appears to be increasing. Beaver have cut down a substantial number of trees that help stabilize the river banks. In addition to providing wildlife habitat, wildlife corridors are located within riparian areas. The riverine environment is also vital to maintaining clean water, decreasing flood hazards and stabilizing river banks. Storm water is filtered as it percolates through the soils in riparian environments. Flood water is slowed as it flows over the river bank and into the riparian areas. Vegetation holds the soil in place.

2. Man Made Features

The river has shaped the course of human settlement in the valley both in the past and the present. The river would have been an important source of water for prehistoric people who hunted and gathered in the Animas Valley beginning about 6000 years B.C., and who began farming in the area after about 0 A.D. In recent history, rivers were not just important sources of food and water, but also provided power, transportation and waste disposal. Most modern river cities can trace their industrial history through their riverfront factories, mills and power plants. Both Durango, which was founded as a railroad and smelter town, and its upstream neighbor Animas City, a farming and logging community, depended on the Animas for survival. The trains that brought ore to town and the smelters that processed the ore relied on the transportation route along the river through the Animas Valley. Today we travel the highway that follows much the same route.

3. Land Use and Zoning

(a) Commercial Properties

With the founding of Durango in 1881, numerous industrial and commercial enterprises located along Durango's riverfront. As late as 1960, the downtown riverbank was lined with the smelter, the Graden Flour Mill (Red Lion Inn), three lumber yards (Albertsons/Holiday Inn), Sheppard's Wholesale Bakery (Liquor World), the remains of Booker's Junkyard (the King Center), and the Durango Power Plant. Since 1960 the central business district (CBD) has rapidly evolved from industrial to retail and service enterprises. A comprehensive rezone of remaining industrial properties in the CBD to commercial uses occurred in 1986. A riverfront overlay zone containing flexible development standards for buildings along the river within the CBD was adopted in 1979 and amended in 1983.

Other commercially zoned properties are located north and south of the central business district at the Durango Mall and sporadically along Animas View Drive. The Island Cove Trailer Park, located off Florida Road, is also zoned commercial. Properties between Gateway Park and the Durango Mall area on both sides of the river are located outside of the city limits and are not zoned. Many of these properties are now, or were previously, developed for industrial uses such as sawmills and auto salvage yards. The area between Gateway Park and the Durango Mall is within the City's service area and is designated for light commercial uses in the City's Comprehensive Plan. Properties south of the Durango Mall have a mixture of uses on large lots including a middle school, industrial shops and yards, and mobile home sales. A mix of retail commercial and residential uses are anticipated in this area with a heavier emphasis on commercial development.

(b) Residential Properties

In most cases, residential properties do not front directly on the river. The DSNRRR corridor separates much of the west bank from these properties, while the east bank abuts parks. Generally, the residential properties that front the river have a building site located above a steep bank of the river. One major exception is the Island Cove Trailer Park, which has a few mobile homes extending into the mapped floodplain.

La Plata County adopted a land use plan for the Animas Valley north of the City limits (and north of the corridor) in 1993. The County Plan includes a River Corridor District which is defined as following the boundary of the 100 year flood plain elevation on the east side and a

500 foot setback from the west bank on the west side. Uses in this district are defined in the plan and generally fall under a light intensity, low density commercial/residential category with a minimum lot size of 12 acres for new subdivisions. Structures are prohibited from locating within 50 feet of the riverbank. The County Plan also designates some industrial districts along the river, but the County Plan states the designated industrial district "...make(s) existing industrial uses conforming while not encouraging new ones." The County Plan includes a policy that public access to the river is encouraged as a condition of approval for any commercial projects permitted via the County's Special Use Permit process.

4. Utilities

City water and sewer are available within the City limits and the service area. The property south of the Durango Mall may require upgrading of some utility lines, depending on the size and location of the project. A new sewer main will be installed between Gateway Park and the Durango Mall in 1994. The easement over the sewer line will be used for a bicycle and pedestrian path. Development outside of the City but within the corridor study area would most likely require the extension of utility lines and call for the developer to contract with the City to obtain water and sewer. Such contractual agreements, known as implied consent agreements, require development in compliance with City standards and are not approved by the City Council if the proposal conflicts with Durango's Comprehensive Plan.

5. River Access

A majority of the available public accesses to the river are within the City's riverfront parks. The Animas View Drive neighborhood is the only developed area in the corridor that lacks public access within a reasonable distance to the river. The closest developed access is the Animas City Park north of 32nd Street and along Bennett Street. Properties south of Gateway Park do not have public access to the river.

PART II: THE PUBLIC VISION

A. Public Sentiment

The public comments gathered by the Riverfront Task Force, and those of its members, provided a clear community vision for the river corridor. The letters and the public testimony revealed that area residents view the river as an asset to the community and recognize the river's past and future role in shaping both our physical and community character. Durangoans envision a river corridor where the riverfront properties are developed in a manner that respects and preserves the riverine environment. They realize a large amount of riverfront property remains undeveloped on both the north and south ends of the corridor, and encourage the preservation of key natural areas if these properties develop.

Creating or maintaining public access to the river and providing for a continuous trail along the riverfront corridor were identified as essential to the community for recreational, transportation and community uses. A very few commenters voiced opposition to trail development, citing concerns over maintaining private property rights and privacy. The privacy of existing homes should be protected wherever possible when locating the trail, and the trail should be designed to be safe and to discourage vandalism. Fishing, non-motorized boating and watching wildlife were noted as important amenities.

Durangoans foresee a river corridor where much of the riparian and all wetlands areas are maintained and preserved. Residents expressed concerns about losing access to these special areas along the river as vacant properties develop. They believe the riverfront areas presently in public ownership should remain in public ownership. Public comments supported the present City park system and strongly encouraged keeping the "natural" areas natural, rather than developing only urban parks with grass, play structures, etc.

Aesthetics are also of great concern. Public comments indicated development in the river corridor should be designed to be set back from the direct view of people on the river. New development should be designed to preserve views to the river and avoid degradation of the riverbanks and riverine environment.

B. Goals

The public vision, combined with the Task Force's findings and observations about environmental and development issues, resulted in the Plan's five major goals:

Goal 1: Maintain and Enhance the Visual Qualities of the River and Riverfront Area

The beauty and visual appearance of the Animas River is critical to Durango's quality of life. Development within the riverfront corridor should enhance and complement, not degrade, the river environment. Most previous developments ignored the advantages of their river frontage, and built structures that obstruct views of and access to this valuable amenity. Some owners now find themselves seeking methods to retrofit their buildings for their employees and customers to enjoy the ambience of the river. The community also benefits when the river's natural qualities are accessible.

Regardless of the type of land use proposed, development proposals should be designed to result in a pleasing view from the river and should not obscure views to the river. Viewsheds, visibility issues and protection of the existing natural environment should be addressed by establishing minimum allowed setbacks from the river and applying development standards that address environmental issues including preserving quality and density of the existing riparian zone and habitat features, maintaining the topography of the riverbank and location of the floodplain, and the amount of disturbance when uses occur within the riverine environment.

In previously undeveloped areas, land uses should be allowed that complement the natural riparian environment. The city can take the lead in encouraging sensitive treatment of the

riverbank by designating special areas within the corridor for particular treatment, including urban parks, wildlife habitat, critical areas and undeveloped or "natural" parks (see the area specific discussions in Part V).

Be they commercial or residential, in developed areas, allowed land uses should be compatible with the established character. Some development is inherently intrusive (such as utility line crossings) and should be minimized. Industrial uses are generally not compatible with the character of the river corridor and should not be allowed along the river unless measures can be taken to remove all negative land use, visual and environmental impacts on the river corridor.

Goal 2: Preserve and Develop Opportunities for Recreational Use of the River Compatible With The Riverine Environment.

The need and demand for river access increases as our community grows. This goal provides a way to direct the public to areas that can safely accommodate public use, and to discourage trespassing on private property. Public river and riverfront facilities should be treated as part of the City's Parks and Recreational program. Recreational uses that do not impact the natural flow of the river should be encouraged; boat launching activities should be directed to areas developed for that purpose. The heavy use of the City's "put-in" sites has resulted in bank erosion and littering should have increased maintenance and policing. New non-motorized boating access points should be carefully planned for at appropriate locations along the river; motorized boating uses should not be permitted at public launch sites. Other funding sources may also be available and should be considered for other river recreation user fees, to be used for making river-related improvements.

Additional access points and opportunities for fishing should be established, particularly as new development closes off some of the historic but unofficial accesses from private property. Public trails to fishing access points should be a priority in the City's trails plans. A required fishing access easement could be included, when appropriate, as part of development standards for riverfront property.

Goal 3: Make The Riverbanks Accessible and Amenable For Riverside Activities, Including Non-motorized Travel, Recreation and Cultural Experiences.

The City can help ensure public access to the river and along the corridor by keeping, 1) all existing public river access; and 2) all public land along the river, in city ownership if the property can contribute to the riverfront goals. The City should also actively acquire riverfront property that could serve as undeveloped open space, or as park areas. Special areas should be designated as undeveloped "passive parks" or undeveloped open space to preserve riparian habitat and to allow the public to observe wildlife and enjoy the riverine environment in unobtrusive ways. Designated public art and public plazas would be appropriate, particularly in the urbanized portions of the riverfront. A critical urban area is the site of the old Power Plant. This site could serve as a focal point along the riverfront trail and as a community resource. The building and its future use should be addressed in the immediate future to determine the most appropriate community use, before further deterioration of the structure occurs.

A continuous bicycle and pedestrian trail along the entire length of the river corridor provides an ideal opportunity for a combined recreational and non-vehicular commuter route through town. This trail improvement was the top priority recommended by Durango residents in a survey taken in 1991, and portions of it have been in place for years. However, existing trail segments should be expanded to provide a commuter route, to connect the parks along the river and link to other urban and non-urban trails, and to serve as a buffer between developed land and undeveloped river banks. This trail should be expanded, maintained and patrolled.

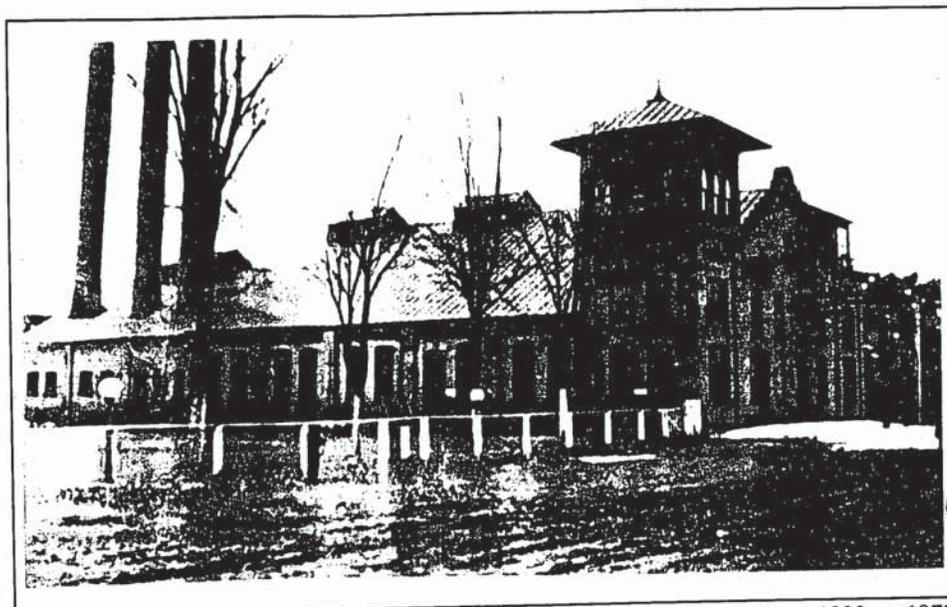


Figure 4 The Durango Light and Power Company Building operated from 1893 to 1972. The building remains at the corner of Camino del Rio and 14th Street. Photo source: La Plata County Historical Society.

Pedestrian-only trail segments for river access and passive recreation, such as observing wildlife, should also be established at appropriate locations throughout the river corridor. Dogs should be restricted to leashes or prohibited in sensitive areas. These segments would not be designed to support the higher intensity traffic that would use the corridor trail discussed above.

In order to keep the river accessible to all while allowing for growth and development, all residential subdivisions or commercial new construction or major remodels/expansions on properties traversed by the trail should be required to dedicate and construct the segment of the path that crosses the property as a required public improvement. Properties in areas lacking convenient public access to the trail should provide an access easement when the property is developed or substantially remodeled. Motorized uses should be prohibited along the riverbank, except where authorized for specific needs, such as motor-driven wheelchairs or a trailer approach to a designated boat launch.

Goal 4: Maintain and Enhance the Natural Ecology of the Animas River Including Water Quality, Floodplain and Habitat Preservation

Water Quality

Water quality can be preserved and enhanced through City regulations by applying appropriate land use and development standards. All public and private development projects should be reviewed for impacts on water quality, and should not be allowed to negatively impact water quality with contaminated run-off or by contributing to sediment erosion. Development along tributaries to the river should also be reviewed for potential impacts on the river.

Activities which disturb the river channel itself can also have direct impacts on water quality. These activities include dumping into the river, which should be prohibited, and utility crossings under the river bed, which should be minimized.

Development standards should have a proactive approach to provide opportunities to maintain and improve water quality. Drainage plans for new development should be required to include alternatives to channeling storm water directly into the river, such as the creation of wetlands, minimizing impervious surfaces, or establishing percolation through riparian habitat.

Floodplain

Durango participates in the National Flood Insurance program and enforces a permit system to regulate development in the floodplain. The program should be appended to emphasize the following points.

- Development activities shall neither alter nor diminish the river's flood carrying capacity and natural course.
- Fill shall not be placed in designated floodplains unless in compliance with the City's floodplain ordinance and in accordance with the intent of this Plan.
- Measures interrupting the river's navigability (including fencing and low bridge crossings) shall be prohibited.

Properties to be annexed into the city upon development and properties outside the city limits but served by city utilities should be required to meet City floodplain standards. A floodplain study is now underway in some of the targeted annexation areas, but in areas where the floodplain has not yet been mapped, developers should be responsible for the completion of floodplain studies prior to site plan approval.

Habitat

Riparian and wetlands areas are critical to the river and to our community. These areas provide a natural cleansing system for run-off. The vegetation provides bank stabilization and soil retention, and assists in flood containment. Wildlife habitat and corridors are dependent upon the riparian and wetlands ecosystem. These special areas should be set aside to preserve riparian and wildlife habitats, or to provide open space. Development within the riparian and/or wetland habitats should be designed to enhance or complement these habitats, and all development or use of the river corridor should meet development standards to minimize impacts on the riverine environment. Development should be prohibited in designated critical riparian or wetland environments. If trails are needed in riparian areas, they should be done with care and minimal disruption to the natural environment. Consultations should be required with the Colorado Division of Wildlife when development is proposed within the corridor to identify and mitigate impacts on any sensitive habitat areas and necessary corridors for wildlife.

An intake structure and pumping facility for the Animas-La Plata project are planned for construction on the west bank of the river, opposite Gateway Park. The size, scope, and siting of these facilities will be significant features of the riverine environment. The siting, design, and landscaping for these facilities must be sensitive to the goals for the river corridor.

Goal 5: Promote Awareness of the Natural Ecology of the River and the Riparian Corridor.

Citizen involvement is the key to a clean, healthy, attractive and safe river. Citizen involvement should be encouraged in trail maintenance and development. Citizen initiative should be supported for riverbank stabilization and clean up projects, and to develop public education programs. Incentives for river bank improvements on developed properties might also be considered.

PART III. POLICIES AND RECOMMENDATIONS

The following discussion sets forth the recommended policies and implementation strategies for this plan. Adoption of this document as part of the City's Comprehensive Plan includes acceptance of and commitment to these policies and strategies, the goals discussed in Part II, and the specific Section recommendations implementing these policies in Part IV.

Policy #1

The City of Durango will protect the Animas River and riverine environment by designating a Riverfront Corridor Overlay Zone concurrent with the boundaries of the riverfront to protect, enhance and preserve the corridor and by requiring that development be compatible with the goals, policies, and recommendations of this plan.

Given the unique ecological and social character of the riverfront corridor properties, and the strong public desire to apply specific standards to maintain that character, the corridor will be established as a Riverfront Corridor Overlay Zone, concurrent with the boundaries of this Plan's riverfront corridor. Development standards for the corridor will be applied to all projects within the overlay zone. Compliance with these standards will be required before any new development-related permits are issued. The existing riverfront overlay zone that covers the river frontage within the central business district will remain as an urban design district within the larger overlay zone. Other similar districts will be established within the Overlay Zone to address areas with specific characteristics.

Since the corridor boundaries extend south beyond the City limits into an unzoned area of La Plata County, the overlay zone should be recognized and supported by both governments. La Plata County has initiated discussions to change how development is reviewed in the City's service area south of the city limits. This appears to be the appropriate time to propose that the Riverfront Corridor Overlay Zone be adopted by both City and County governments to be included in any subsequent development requirements.

This policy shall be implemented by public and/or private entities by adhering to the following steps:

- 1) Define districts (such as the Central Business District) within the Riverfront Overlay Zone to identify areas containing unique situations. Expand, enhance and strengthen the existing riverfront standards in the Central Business District.
- 2) Require all development of properties within the Riverfront Overlay Zone to be reviewed for compliance with the goals and policies of this plan and approve only those that do comply.
- 3) Develop standards applicable to properties developed within the corridor that address architectural compatibility, protection of views to the river, landscaping, and protection of views from the river.
- 4) Define a minimum setback from the river for all riverfront development. Determine the setback on a per-property basis in consideration of the size of the lot, and the environmental and aesthetic issues.
- 5) Define development standards for environmental issues including preservation of the riparian zones and habitat features, maintaining topography and vegetation of the riverbank and of the floodplain, and considering the amount of disturbance already present.
- 6) Define development standards to preserve water quality, floodplain and wildlife-wetland-riparian habitats.
- 7) Establish a consultation process with the Colorado Division of Wildlife to identify wildlife corridors and to minimize impacts to wildlife.
- 8) Establish a permit process for utilities or bridges proposed to cross the river.
- 9) Include costs of environmental mitigation and restoration in all public works project budgets.
- 10) Initiate a floodplain mapping project for properties not yet so mapped.
- 11) Develop a master plan for public areas identifying the special areas to be set aside along

- the river corridor for parks, conservation areas, public art, and public gathering places.
- 12) Establish standards for public access easements as part of development or redevelopment.
 - 13) Establish a permit process for alteration or clearance of vegetation within the overlay zone.
 - 14) Allow opportunities to close public access to allow an area to regenerate, or to preserve the area from additional overuse.

Policy #2

The City will develop a riverfront corridor trails system to provide recreation access to the river, and to offer an alternative, non-vehicular, commuting route through Durango. The trail system will be designed to be safe and will be located to avoid unnecessary intrusion into undeveloped natural areas. The trails system will link riverfront parks and ensure public access to the river.

The establishment of a public multi-purpose trail which runs the full length of the River within the Plan boundaries has been one of the highest priorities of the community in recent years. This trail should be a public way and thoroughfare, and should have a sufficient width of easement to accommodate anticipated public travel needs well into the future. This main corridor trail should be improved to a paved standard and be handicapped accessible. It should be part of a broader system or network of trails, which can be pedestrian, single path, or combined-use paths and trails which link neighborhoods and developed areas with the corridor trail, with each other, and other public parks and spaces. Recommendations for where the corridor trail and some of its network trail connections should be are set forth in Part IV of this Plan.

Implementation steps should include:

- 1) Develop a master trails and paths plan and adopt it as part of the Comprehensive Plan.
- 2) Develop a master parks plan as part of the Comprehensive Plan to identify active and passive parks comprising the linear park system along the river.
- 3) Require that the designated trail and park areas be dedicated to the City in accordance with parkland dedication requirements and improved in accordance with standard public improvement requirements.
- 4) Establish standards for trail easement dedications and trail improvements.
- 5) Incorporate educational features into the trail system design, including interpretive signing.
- 6) Develop a process for citizen involvement, including volunteer trail clean-up, adopt-a-path programs, and assistance for civic organizations.
- 7) Maintain and patrol the trail system.

Policy #3

The City will support environmentally compatible forms of recreation in the riverfront corridor through maintenance of existing public access points, and increasing the number of accesses.

This following strategies will help implement this policy:

- 1) Expand the Parks and Recreation Department authority and budget to:
 - enhance existing launch sites through such measures as stabilizing the river banks and improving the launch sites
 - develop non-motorized launch sites in appropriate locations.
- 2) Work with other governmental entities (including La Plata County, School District 9R, and the Southern Ute Tribe) to establish boating access points at strategic locations in the corridor.
- 3) Actively pursue acquisition of riverfront property in keeping with the goals and policies of the River Corridor Plan.
- 4) Maintain publicly owned riverfront property in public ownership, unless it can be demonstrated that there is a more appropriate form of ownership.

- 5) Fund a study for the power plant.
- 6) Prohibit motorized water craft on the river except for emergency or specially permitted situations.

Policy #4

The City supports the development of public awareness about the sensitive characteristics of the Animas River corridor.

This is a broad based policy to allow a diverse approach to public education. Some of the implementation strategies follow:

- 1) Ask and encourage the Animas La Plata Water Conservancy District and the Bureau of Reclamation to provide a public forum to develop a comment process for the location and design of the proposed intake structure for the Animas La Plata Project
- 2) Work with the Department of Wildlife to determine effective management practices to control beaver activity.
- 3) Form partnerships with a non-profit river foundation to assist in qualifying for grants and other projects.
- 4) Develop an incentive program to encourage property owners to preserve riverbank topography and vegetation.
- 5) Work with the Department of Wildlife to provide public education and information about the Animas River.

PART IV. SPECIFIC RECOMMENDATIONS BY RIVER SECTION

The unique characteristics of certain portions of the river call for a segment by segment discussion. These sections identify issues specific to the river portion and addresses public access needs.

Section 1: North Boundary of the Corridor to 32nd Street

This area is characterized by a wide floodplain, large sweeping bends in the river channel, oxbows on the east side of the river channel, and an extensive amount of undeveloped property and riparian and wetland habitats. Two conservation easements over properties on the east side of the river preserve open space and wildlife habitat.

Recent development proposals in the area have raised concerns that a wildlife corridor should be designated and secured on the west side of the river to provide access from Animas Mountain, and that as much habitat remain undisturbed in this area as possible.

The extent of the floodplain and the sensitive natural areas will place considerable constraints on any new development in the area. If any new development occurs in this area, it should be of extremely low density. All developers will be expected to consult with the Division of Wildlife to determine the most appropriate locations for habitat conservation and wildlife corridors.

The river corridor trail should be established in this area on both sides of the River. On the west side, beginning where Animas View Drive intersects Highway 550 near the Iron Horse Inn, a trail easement should be obtained to gain access to the Railroad right-of-way. With the cooperation and concurrence of the Railroad, much of this trail can be provided through this segment by utilizing the Railroad right-of-way, with appropriate safety improvements to separate trails users from the train. The trail should be on the west side of the tracks down to the United Campground property, cross the tracks there, and remain on the east side of the tracks down to the area just south of the day care center. From there, the trail should cross the tracks again, heading south on the west side of the Railroad right-of-way to another track crossing just opposite the River House Bed and Breakfast property, where it should cross back to the east side. The trail here should leave the Railroad right-of-way and be along the west bank of the River where it will connect with residential properties where a trail easement has already been secured as an extension of the Silverton Avenue right-of-way. The trail can then connect to 36th Street, and follow Bennett Street down to 32nd Street where it can connect to trail segments on either East 2nd or East 3rd Avenues.

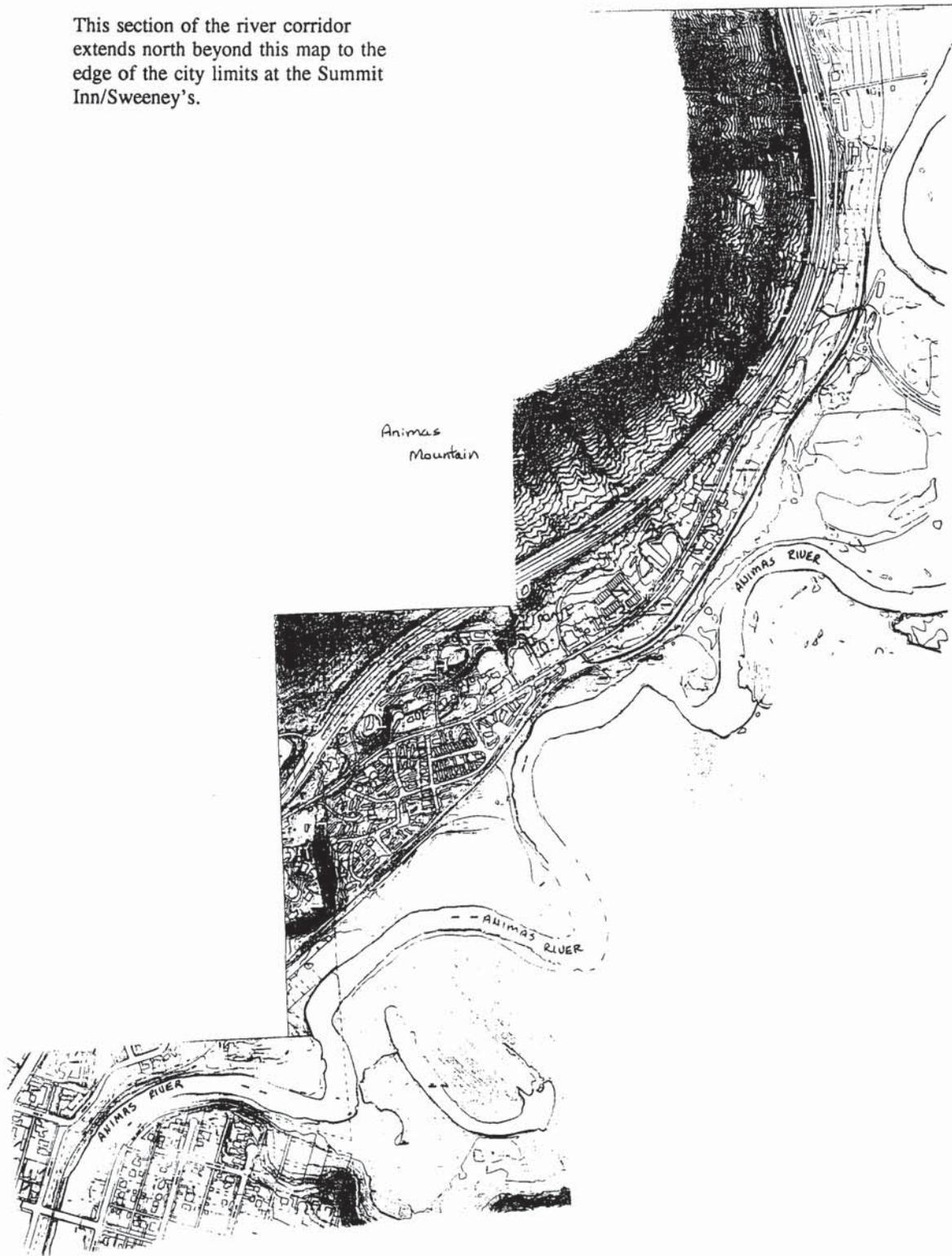
On the east side of the River, every attempt should be made to secure an easement and create a trail which would link the anticipated development on the Kroeger Ranch, known as the Riverside development, with 32nd Street through the current Durango Metals property and/or the 34th Street/Riverbend area. The trail, which would need to either be right along the winding east riverbank or traverse one or possibly two conservation easements in the floodplain, and in some instances floodway, will not easily be accomplished. However, given its great potential for a bicycle/commuter trail route which would relieve traffic loads on East Animas and 32nd Street, this trail should be pursued despite its seemingly large hurdles.

No public access is available to the river in Section 1 except for the boat launch area off of East 3rd Avenue north of 32nd Street. The heavy private and commercial use of this launch area calls for upgrading of the launch site to stabilize the banks and to control traffic movement on the site. The 36th Street Right of Way provides an ideal opportunity for limited public access to the river that might be able to relieve some of the pressure on the 33rd Street put-in. The right of way extends to the river bank and is presently not developed past the intersection of 36th and Silverton Street. This area should be studied for the feasibility of a small scale boat launch for small non-commercial watercraft, or as a fishing point.

An access should be developed from Animas View Drive to the river. The access should connect with the proposed location of the Animas Corridor Trail, and provide an opportunity

FIGURE 5

This section of the river corridor extends north beyond this map to the edge of the city limits at the Summit Inn/Sweeney's.



Section 1 from the northern city limits to the 32nd Street bridge.

for passive recreation such as watching wildlife. A public access route should also be provided for the east side of the river. Although public right of ways extend north beyond the improved portions of East 4th, 5th, and 6th Avenues, the right of ways dead end into a privately owned strip of land that edges the river. Access could be gained from East 32nd Street east of 7th Avenue, and could also serve as a connecting point for the trail recommended along the east side of the river to create a bicycle/pedestrian connection to development on East Animas Road (CR 250), primarily the Kroeger Ranch/Riverside area.

Specific additional recommendations to the City Council from the Riverfront Task Force for this area include:

- *Establish a put-in at the Iron Horse*
- *The City should review the possibility of purchasing the "cottonwood forest" south of the Iron Horse as a passive park, or having the property dedicated as a public park.*

Section 2: 32nd Street to the Intersection with Junction Creek.

This area is a relatively straight corridor with faster river flow than the upstream section. City parks and undeveloped city-owned property line much of the east bank, while the Durango and Silverton Narrow Gauge Railroad borders the west bank. It is recommended the city develop a small park out of the strip of land on the west side of the railroad tracks between 31st and 32nd Street. Uncertainties over the ownership of this property need to be resolved before any further action is taken.

This area also has seen good progress on the Corridor Trail concept. While improvements to create a trail off of East 3rd Avenue adjacent to the riverbank should be made from 32nd to 29th on the east side and 32nd to 31st on the west, the trail already exists from 29th Street south (The Oppie Reames trail) down to the High School footbridge, where it crosses the river and continues south through Rank Park to Junction Creek.

On the west side of the river, there is no room to install a new trail, so a bicycle route should be designated on East 2nd from 31st to just south of 29th, where the abandoned road which skirts the Fairgrounds should be maintained as a key trail connection. The County and the School District should provide for continued access from 25th and Main Avenue along their common boundary to maintain the existing link there. On the east side of the River south of the High School footbridge, the City should seek to secure and improve as a passive single track trail a connection along the River up through an undeveloped parcel out to Riverview Drive. This will provide a pedestrian-only trail connection to the trails leading out from Chapman Hill up to College Mesa and to other public lands to the east. This is an important recreational and commuter link which can be made without having to build the trail to the full improved standard of the Corridor Trail.

Public access to the river is very good in this area. One public boat launch and a fishing deck area receives considerable use at the parking lot on 29th Street and East 3rd next to the nature trail. With proper use and maintenance, the launch should continue to be functional. The connection to the river from the extension of the access off of East 2nd Avenue behind the County fairgrounds is heavily used and should be maintained, although vehicular access should be prohibited except on an emergency basis. Public access is available via Rank Park. Future redevelopment of the fairgrounds site should provide direct access to the river from Main Avenue.

Section 3: Junction Creek to the Main Avenue Bridge

The river bends from Junction Creek to the Main Avenue bridge. Most of the riverfront properties are developed in this area. The Division of Wildlife is planning a riverfront educational park on its property. Two single undeveloped privately-owned parcels are located in this area. One property is next to Rotary Park; the other is north of Island Cove Trailer Park. Construction on the Rotary Park lot should be compatible with the park and riverine

FIGURE 6



Section 2 from 32nd Street to the intersection with Junction Creek.

FIGURE 7



Section 3 from Junction Creek to the Main Avenue bridge.

setting, while public acquisition of the second (Rea) parcel should be pursued.

The potential for the Animas Corridor Trail through this section was greatly improved in 1993-1994 with the installation of the north/south sewer interceptor, which required re-contouring the banks containing Railroad right-of-way located behind Alamo Drive and below Mercy Hospital. With the timely cooperation and assistance of the Railroad and Mercy Hospital, the Trail connection from Junction Creek down to the State Fish Hatchery can now be made within the Railroad right-of-way. Bridges need to be installed across Junction Creek and the Animas River, which will link the entire northern section of the Trail to the Central Business District without any use/automobile conflicts. Public access to this part of the river is provided through Rotary Park and the Division of Wildlife property. Additional access is planned from Mercy Hospital and Park Avenue. Should the DOW property ever change ownership, a public access easement should be established to continue public access to the river on the north bank.

Specific recommendations to the City Council from the Riverfront Task Force for this area include:

- *The City should encourage the DOW's pending project to develop the park on the south end of their property*
- *The City should explore ways to buy key undeveloped riverfront properties in this section.*

Section 4: The Main Avenue Bridge to the Highway 160 Bridge

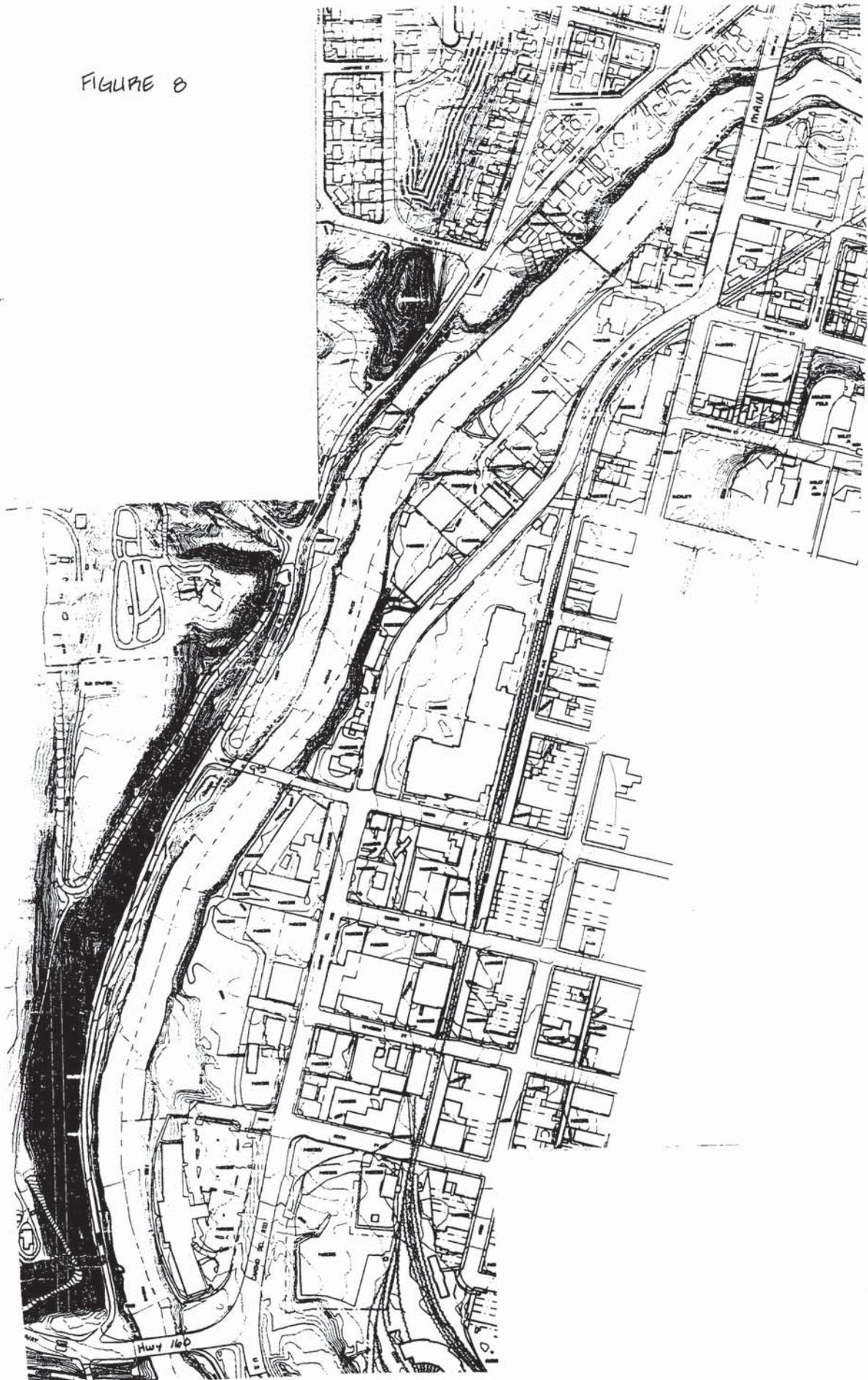
The river divides commercial (east side) from residential and public (west side) uses in this section. The east side is governed by riverfront and design review overlay zones. The primary objectives of this zone are to preserve the riverfront character and environment and to obtain a continuous riverfront trail (part of the Animas Corridor trail) as part of development projects. Approximately 1/3 of that trail has been completed in the Riverfront Overlay Zone to date. Many of the standards in the overlay zone are simply encouraged or negotiable and in need of strengthening.

Once the Corridor Trail reaches the Central Business District at Rotary Park, it faces a substantial challenge in remaining a separated path from public streets due to the nature of construction of the Main Avenue bridge. While the short-term solution is to use the signalized crossing at the 14th and Main intersection, studies should be undertaken to explore the feasibility of going either underground through a tunnel or over the street with an overpass to allow for trail users to gain access to the existing trail and swinging bridge at the north end of the old Power Plant property. The trail then heads south through the River City Hall property and, with a connection now under construction, extends to approximately 11th Street.

The need to extend the Trail from 11th Street to the north end of Albertsons (essentially 8th Street) along the east bank is obvious but it also poses significant challenges. The Trail could be engineered, with fill necessarily being placed in the river at the base of the steep banks, from Precision Automotive down under the 9th Street Bridge, then rising up to existing grade behind the Holiday Inn. If that route proves insurmountable, another alternative route would bridge the Animas to get the Trail over to Schneider Park, and under the 9th Street Bridge on the west side, then bridging again to connect to the Albertsons property. A third option, where the City purchases commercial properties and/or an easement down to 9th Street, is also possible. This option would entail having a safe connection ensured across 9th Street itself, as well as working out an arrangement with the Holiday Inn to utilize some of their access and maneuvering area to make the link to the existing Albertsons path. The last needed improvement on the east bank is to create the underpass trail under the Highway 160 Bridge. This can be done and has already been tentatively authorized by the Colorado Department of Transportation (CDOT), although the federal funding of the project appears at this time to be questionable. Regardless of the funding source, this connection must be made.

On the west bank, no trail improvements are recommended from the Main Avenue Bridge to the Swinging Bridge. However, efforts should be made with the owners of the residential Animas

FIGURE 8



Section 4 from the Main Avenue bridge to the Highway 160 bridge.

Crossing project to create a trail directly south off the Swinging Bridge to connect with Schneider Park. A Trail extension through Schneider Park should be planned for in order to reduce the amount of bicycle and pedestrian traffic on the busy and dangerous Roosa Avenue roadway. Whether a formalized Trail needs to be created along Roosa south of 9th Street to U.S. Highway 160 will depend upon what the east bank trail prospects are and what the purpose and extent of improvements will be to the City-owned riverbanks along Roosa.

The City has a golden opportunity in the form of the historic power plant to develop a cultural center or focal point along the riverbank. The property is identified as an anchor for the Central Business District and the connecting point at the Swinging Bridge that provides access from the residential (west) side of the river. The building is in need of stabilization and/or removal of the asbestos in the structure before it can be successfully reused.

The residential properties on the west side above the river along West Park Avenue are predominantly historic houses perched above a steep shale slope. To the south, Schneider Park forms a linear park down to the Ninth Street bridge. The park is popular for many family-oriented activities on the riverbank and for kayakers who can put in from the park. The remainder of the west side riverfront property is a narrow strip of level land occupied mostly by Roosa Avenue between the river bank and steep Mancos Shale slopes. The unimproved ground between Roosa and the river bank is lined with trees, and is a very popular lunch spot for people eating in their cars. This area should be developed with minor improvements such as parking pull outs, fishing points and picnic tables. Large expanses of impervious surfaces should be avoided in this area that drains directly into the river. The property along Roosa is extremely sensitive because it is highly visible from the Central Business District, and is the foreground view of anyone using the river or riverfront path. Any development of the property along Roosa should be visually compatible with the riverfront setting.

Two launch sites are located in this area. One is a privately owned launch that is used exclusively for one commercial rafting company. The other is on City property just south of the 9th Street bridge. This site should be upgraded to provide a safe bus unloading area.

Specific additional recommendations to the City Council from the Riverfront Task Force for this area include:

- *The City should consider the power plant as a cultural center and focal point of that section of the riverfront park.*
- *The City should explore options for public purchase of, or easements across, key riverfront parcels which are too small to successfully accommodate commercial re-development.*

Section 5: Highway 160 Bridge to the High Bridge

This section begins where Highway 160 intersects Highway 550. From this bridge to the Santa Rita bridge, the river corridor is bounded on the west by the former tailings property and on the east by 160/550, and the City's Wastewater Treatment Plant and Whitewater and Gateway Parks. This section contains some of the most challenging white water within the river corridor, Smelter Rapids. From Santa Rita Bridge to the High Bridge, the River corridor widens and flows past a series of terraces which provide level building sites at different elevations along either bank. On the east is State Highway 3, and on the west is the Bodo East area, the Durango Mall, and the annexed but undeveloped CarVon property.

The Durango City limits extend along the river south of the Highway 160 bridge, expanding to include Gateway Park, and then narrow again to either side of the Highway 160 right of way, with two expansions to include Centennial Shopping Center and the Durango Mall, CarVon property, and High Five movie theater complex. The remainder of the property is under the jurisdiction of La Plata County, although new development in this area contracts for Durango utilities subject to meeting certain city development standards, and will ultimately be annexed into the City.

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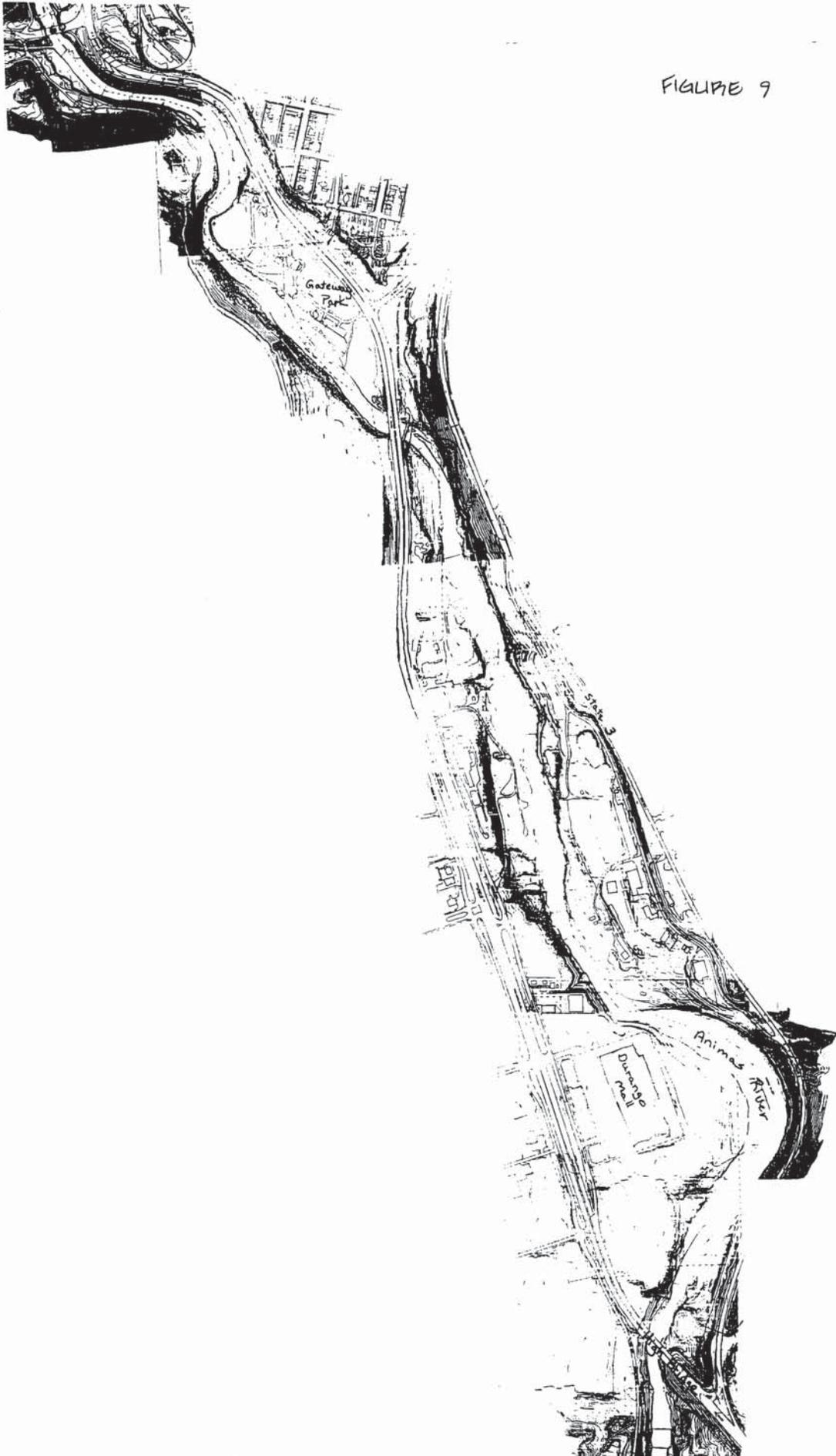


FIGURE 9

Section 5 from the Highway 160 bridge to the high bridge.

On the west side of the river south of the U.S. Highway 160 bridge, a trail connection should be planned through the former tailings property along the old existing haul road at the bottom of Smelter Mountain to access the Centennial Shopping Mall area and County Road 211. This trail would utilize an existing bridge over Lightner Creek. There is one potential hazardous location along the route where the trail would pass beneath what appears to be a steep active slump area. This area warrants an engineering study before an investment in a paved trail is made. Perhaps if it is considered too dangerous, an unpaved mountain bike trail could be developed to access the Smelter Mountain and Ridges Basin area. This would be particularly important if the Animas La Plata project is built. Another possibility here would be to bridge the Animas just north of Smelter rapids, bringing the trail through the northern part of the tailings property, then skirting the steep, active slumping area by bringing the trail down to the Whitewater and Gateway Parks area.

On the east side, the Trail exists from U.S. 160 (although CDOT needs to make some improvements to this twelve year old segment) down into Whitewater Park, through Gateway park and then under the U.S. 160/550 Bridge (Santa Rita) and over the old Railroad Bridge. From here, the Trail is to be extended down to the Durango Mall in conjunction with the Bodo East sewer main installation during the summer of 1994.

At the south end of the Durango Mall, the trail needs to be extended through the CarVon property and bridged across the Animas to get to the southeastern end of the High (Carbon Junction) Bridge. Exactly where the trail and the bridge should be needs to be resolved, but the property owners are already committed to the easements and willing to work with City staff on where the bridge crossing should occur. Wildlife habitat and floodway/floodplain considerations should be taken into account during decisions on where to locate this connection.

From the Santa Rita bridge, on the east side of the River, another trail may be possible along the old Denver and Rio Grande Western railroad grade to access the Carbon Junction bridge. It appears that there is currently an existing telephone line easement along this route. However, there are problems with private property, and the railroad grade is lost in the vicinity of the old sawmill site, Red Barn Lumber, the truss plant, and Lon's Auto Wrecking. South of this problem area, the route is currently used by fishermen to access the Animas River. It is recommended that this segment of trail be pursued over the long term. If the trail on the west side of the river is not constructed, then this east side trail should be changed to a short term priority.

Once this east side connection is made or when the CarVon trail plans are finalized, the trail should be placed as close as possible to the River on the south(east) side of the High Bridge. CDOT officials must be persuaded as to the feasibility and desirability of this under-the-bridge connection. Being able to make this connection will provide a safe route to the new middle school site and additional development areas.

Although the river in this section of the plan area is used extensively for fishing and boating, the sole public access is the extremely successful facility at the Gateway Whitewater Park area. Not only is the park a focal point for local and visitor recreation, the park hosts professional white water races on a course developed for kayakers. The park is a connecting point on the Animas Corridor trail.

Opposite Gateway Park is the proposed location for the intake structure for the Animas La Plata Project. The size, scope and location of the facility and related ponds as presented by the representative of the Bureau of Reclamation were deemed by the members of the task force to have unacceptable impacts on the aesthetic environment, and natural habitat.

The State Department of Transportation owns a 17 acre property that could continue the linear park system south of Gateway Park. As more properties develop south of the park on the east side of the river, public access points should be required between the frontage road and the river. On the west side of the river, the remains of the Denver and Rio Grande Western railroad grade provide an excellent opportunity to provide pedestrian access from Gateway Drive. Additional access should be made available off Sawmill Road. Given the steep slopes and

wildlife habitat near the river, access on the west side of the river should be limited to pedestrians and used for passive activities and fishing.

Immediately south of the Highway 160 bridge is a large piece of property that was formerly the location of Durango's historic smelter works. The smelter was converted to a uranium processing plant during World War II leaving radioactive material. The property has been cleaned up but some question remains as to whether the site is completely "clean", because of the pre-tailings slag pile left over from the heavy ore smelting which began in the 1880's. Whether the site may be available for development depends upon completion of the DOE's final report and resolution of the slag pile's status by the State, which owns the entire tailing property.

This section of the river is one of the most visible in Durango. It is part of the entry to the city, while the slopes on the west side provide background views. All activities in this area should be conducted with the aesthetic impacts both from the river perspective and toward the river as major criteria in the review process. Steps should be taken to beautify through landscaping much of the area if allowed by governmental authorities.

Most of the river's west slopes are steep and can not accommodate development between Gateway Park and the Durango Mall. The east slope has at least two levels of developable area. A sawmill and other industrial uses were located here, and remnants of these activities are strewn across the slopes in full view of traffic passing on Highway 160. Light industrial uses and warehouses have extensive outdoor storage and large signs to advertise their locations to travellers across the valley on Highway 160. The aesthetic impacts of future development, particularly as viewed from the river and from Highway 160, should be a critical element in future developments along the west side of the river. Outdoor storage should be screened, and a sign code should be instituted and followed. This area is in need of extensive clean up and would be a good area for a river foundation to adopt as a community project.

Specific additional recommendations to the Council from the Riverfront Task Force for this area include:

- *The city should acquire or secure the dedication of the floodplain behind and below K-Mart for a passive park*
- *The city should procure the 17 acre Colorado Division of Transportation property for public use as an active park in the city's park system*
- *Once all clean up requirements have been satisfied, the city should take ownership of the tailings property*

Section 6: The High Bridge at Carbon Junction to the T-Bone

This area, which has large parcels undergoing intense development pressures, also has large tracts of undisturbed riparian and wetland environments. Because this section of the river has such significant undisturbed natural areas, all efforts should be made to preserve the River Corridor in its natural state along both sides of the river. Prior to development in this area, developers should be required to employ an environmental professional to delineate the extent of the riparian habitat, and to have the floodplain mapped.

The east side of this corridor along Highway 160/550, located above and to the east of the river channel, is a main entry point into Durango for all traffic from the south, the east and the airport. The properties fronting the highway are desirable commercial properties, many of which front the river as well. The recent construction of a public school in the area has also spurred residential development.

The Animas Trail should be extended through this section along the east side of the River from the High Bridge down to the vicinity of Farmington Hill and south beyond the boundaries of this Plan's study area. Once the under-the-bridge connection is made, the trail should be extended through the Humane Society property (where the easement is already available) into and through the proposed Wal-Mart property all the way down to the Middle School site. The trail here

FIGURE 10



Section 6 from the high bridge at Carbon Junction to the T-Bone curve.

could follow the old railroad grade. Wherever a traffic signal is to be installed, a trail connection to the east side of the highway should be secured so as to provide a link to a trail anticipated to connect from the Grandview area.

South of the school site, the Trail should be continued to the furthest point possible. Once the existing residential area south of the CDOT/County yard area is reached, the Trail should again follow the old railroad grade to avoid conflict with riverfront property owners.

Formalized public access to the river has not been established in this area, for the most part because of the lack of large scale development on the river side of Highway 160. A change in this situation is imminent, so access issues should be addressed before any more major construction begins. Development of the tract just north of the high bridge at Carbon Junction was approved in 1990 and is ready for development for construction of the Humane Society animal building and the Society's Thrift Store. A commonly used road to the river crosses the site, ending at a heavily utilized raft take-out site. The Humane Society has agreed to a public access easement along its river frontage, but the issue of the take-out site and access to it has not been resolved. All efforts should be made to obtain and secure this access easement.

The river provides an unique opportunity to include an attractive amenity on an otherwise standard strip commercial highway frontage site. Site plans should not treat the river as the back door of the property. For example, School District 9R and the Colorado Division of Wildlife will be developing a nature trail and nature park area between the school building and the river. Other similar developments should be encouraged.

Most of the properties in this area are characterized by a broad level, or slightly sloping, plain that breaks to a short steep slope and then onto a small terrace before the property slopes into the riparian zone and the wetlands. Generally speaking, construction should be limited to these upper level areas. No significant surface disturbance should be allowed on the lowest slope, and major fill should be prohibited in the corridor. Elimination of undisturbed natural areas and destruction of habitat should not be allowed. The Animas Corridor Trail should be the closest disturbed area to the river, and can provide the buffer between the disturbed and undisturbed areas.

The west bank of the river in this section is lined by La Posta Road. No room exists for development along La Posta until the river makes a bend to the east. Extensive commercial development plans in this area have been denied because of size and condition of La Posta Road. If development eventually occurs in this area, development should be restricted to the level areas above the river bank, and public access should be provided. Aesthetic provisions should be considered, and a bicycle/pedestrian trail should be included in plans to upgrade La Posta Road or else a bridge connection should be explored to link the developable west side areas with the east side corridor trails. Specific additional recommendations to the City Council from the Riverfront Task Force for this area include:

- *The city should support efforts to work with the county and the Southern Ute Tribe to develop a path in south of the corridor*

PART V. IMPLEMENTATION OF THE PLAN

Public Review Process

This Plan will be reviewed and considered for adoption as part of the Durango Comprehensive Plan via a public hearing process in front of the City Planning Commission. The approved and/or amended Plan will then be reviewed by the City Council for adoption as part of the Comprehensive Plan.

The implementation statements in this document will guide further action related to the Corridor, including designating the Riverfront Overlay zone and establishing development standards within the zone. La Plata County will also need to accept the plan for applicability to areas in the riverfront corridor zone outside of the limits or enter into an intergovernmental agreement that accomplishes the same. La Plata County should encourage extension of the trail system beyond the northern and southern limits of this Corridor Plan area.

Action Plan

The first component in implementing the plan requires specific delineation of the corridor boundaries, and development of the performance standards, review procedures, and the processing protocol. These steps are outlined in the discussion of Policy #1 on page 14. The corridor boundaries have been delineated on working maps used by the Riverfront Task Force; but the specific districts within the zone remain to be defined. This step should be quickly accomplished.

Performance standards should be developed by the staff working with a committee of development professionals including former Riverfront Task Force members. Implementation strategy numbers 1, 3-6, 11 and 12 under Policy #1 will provide a framework for these standards.

Review procedures should be established to determine at what level of development the standards will be applied, and whether an activity will require a separate permit, or whether it is to be reviewed as part of the City's existing site plan and building permit review process. Implementation item numbers 2, 7, 8, 12, and 13 under Policy #1 will guide the formation of review procedures.

Policy #2, which relates to development of the trail system, also includes implementation steps that will guide this action. Those steps are #'s 3 and 6 which discuss requirements for trail and park dedications and trail construction.

Processing protocol is an in-house function of the City staff. The staff should determine how the review of a project in the overlay zone would be administered. The staff will need to address such questions as:

- 1) What departments will be responsible for reviewing the project?
- 2) When is a variance request or interpretation issue addressed and which public body is responsible?
- 3) What will be the administrative process when consultations are required?
- 4) How will development standards be enforced?
- 5) Will review fees be charged; and if so, what will the fee be?

A master plan for public properties and trails within the overlay zone should be identified as the second component of the implementation process. This item has been initiated in the City's present Comprehensive Plan, and is scheduled for amendments as part of the update to the Plan, which is in process. The master plan will influence future budgeting for development of City-owned properties, expansion of recreation facilities and acquisition of public property as called for in Policies 2 and 3.

Public awareness, the next component of the action plan is an ongoing process. The Riverfront

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Task Force may provide a core group for a non-profit public education entity, perhaps in association with other non-profit collaboratives such as Trails 2000 and Friends of the Animas River.

Although the activities outlined for implementation are time consuming and labor intensive, these tasks should be completed quickly. Growth and development are welcome when a community has planned to accommodate it as a benefit to all.

APPENDIX H – POST PLAN



CITY OF DURANGO

PARKS, OPEN SPACE, TRAILS AND RECREATION

MASTER PLAN



PREPARED BY:



APRIL 2010

FINAL REPORT



* Note - This plan is Exhibit 1 and the application of this plan and its contents shall be limited to only those areas identified in Exhibit 2

Parks, Open Space, Trails and Recreation Master Plan

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The Master Plan was funded through a partnership of the City of Durango
and Great Outdoors Colorado

Adoption

The Parks, Open Space, Trails and Recreation Master Plan was adopted
by the Durango City Council, on April 20, 2010



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Parks, Open Space, Trails and Recreation Master Plan

CHAPTER ONE - EXECUTIVE SUMMARY

1.1 INTRODUCTION

The City of Durango parks, open spaces, trails, and recreation facilities and programs provide a comprehensive mix of amenities, programs and services that the community embraces. They lend themselves to the quality of life and lifestyles that the residents of Durango have come to expect. Not only does the City provide a variety of park types, it also excels at park connectivity as evidenced by the success of the Animas River Trail and other trails passing through town. Beyond parks, trails and recreation facilities, Durango also excels at preserving unique landscapes that provide open spaces within and near the City limits that offer tremendous opportunity for passive recreation and wildlife habitat.

The amenities, programs and services that make Durango's system what it is today are the result of many decades of hard work and community support. The past decade, in particular, has brought with it great change since the adoption of the City's first Parks, Open Space and Trails Master Plan in 2001. The Durango Community Recreation Center opened in 2002; Chapman Hill Ice Rink and Pavilion opened in 2003; approximately 6.25 miles of the Animas River Trail has been completed including the Main Avenue Underpass in 2005 and the extension of the trail south to the Rivera Bridge in 2009; the Animas River Greenway has been enhanced by the preservation of natural lands, bank stabilization projects and in-stream improvements have been completed; in 2007, the City received a conditional Recreational In-Channel Diversion water right on the Animas River; the City utilizes a level-of-service methodology for parks planning and utilized the 2001 Master Plan to require developers to dedicate and fund the construction of park and trail improvements in new developments; the City identified locations for major sports field facilities in community parks by earmarking 75 acres for the future development of a sports field complex in Three Springs to include five multi-use fields, three softball fields and eight tennis courts; the City continues to work with Fort Lewis College to provide additional multi-use fields on the campus and make improvements to the existing softball complex; there has been an expansion of recreational programs offered; and the City's open space program has taken flight with 1,575 acres of land preserved for open space and park purposes, of which approximately 999 acres have been acquired or dedicated since the adoption of the 2001 Master Plan. Many of the initiatives recommended in the 2001 Master Plan have been accomplished. With these accomplishments and the passage of time has come the need to update the Plan and build upon past successes. In late fall 2008, the City contracted with PROS Consulting, LLC to develop a new Parks, Open Space, Trails, and Recreation Master Plan for the community.

The purpose of the Parks, Open Space, Trails, and Recreation Master Plan is to establish a ten year road map--2010 to 2019-that will provide direction and strategies to the City to assist with the development of parks, open space, trails, recreation programming and recreation facilities in the community in the coming decade. The Plan is aligned with the Parks and Recreation Department's mission and vision.



1.2 PARKS, OPEN SPACE, TRAILS, AND RECREATION MASTER PLAN PROCESS

The planning process included extensive community input, a statistically valid household survey, and a series of technical reports and assessments, based on site visits and meetings with staff. In addition, the process included involvement and review by a Master Plan Steering Committee and the Durango City Council. The Committee reviewed and responded to all of the technical reports. Durango staff members also met with the Parks and Recreation Advisory Board and the Natural Lands Preservation Advisory Board in order to further discuss elements of the Plan. In addition, the 2001 Parks, Open Space and Trails Master Plan and the 2007 City of Durango Comprehensive Plan were reviewed in order to build on work previously completed. All of this information created the basis for recommendations to position the Department for the future.

The Master Plan was completed in association with ETC Institute/Leisure Vision and Greenways, Inc. ETC Institute completed the household survey, and Greenways, Inc. completed the trails and open space segments of the Plan.

The Parks and Recreation Department manages the operation of Durango's parks, trails, open space, urban forest and the cemetery, as well as various recreation facilities and programs. The Department contributes to healthy lifestyles, community development, and the conservation of natural lands.

The Durango Parks and Recreation Department strives for excellence to make a difference in the community with important quality of life services. These services include 35 parks, approximately 95 miles of trails, 1,575 acres of open space, and active recreation including Chapman Hill, the Mason Center, and the Durango Community Recreation Center. There is great demand for the services offered by the Department, as noted throughout the Plan.

The following outlines the list of tasks and sequence of work for the Plan's development and completion. The steps in the process included:

- Community and Stakeholder Input
- Focus groups
- Key leader meetings
- Public meetings at the beginning and end of the process
- Community survey summary (full report included in Appendix A)
- Community profile
- Demographics and trend summary (full report included in Appendix B)
- Open Space Plan
- Land Conservation and Protection Strategies (full report included in Appendix C)
- Open Space Operations and Management Considerations
- Trails Plan
- Trails Operations and Management Considerations

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- Parks Plan
- Site and Facility Assessment
- Maintenance Management Plan (entire report included as Appendix D)
- Recreation Plan
- Recreation Program Assessment
- Standards and equity mapping
- Facility standards
- Equity mapping/service area analysis
- Greenprinting
- Priority Needs Assessment
- Park and Facility Development Plan
- Capital Improvement Plan
- Master Plan Implementation
- Vision and mission
- Master Plan themes, initiatives and goals

1.3 TECHNICAL REPORT SUMMARY

The following section provides a summary of the technical reports prepared in developing the Plan and includes the key findings of each report. This is an overall summary of the Plan, followed by system wide findings and recommendations.

1.3.1 COMMUNITY INPUT SUMMARY

An important component of the Master Plan development was the community input process, which included 17 key leader meetings, five focus groups with 69 participants, and public meetings with 147 attendees at the beginning and at the end of the process. The input process included the facilitation of a series of questions relating to overall strengths, overall improvement areas needed, and residents' assessment of parks, trails, open space, and recreation programs. A consensus of comments relating to system strengths included the number of miles of trails, the quality of the parks and the Recreation Center, and the variety of program offerings. Recommended improvements included the need to renovate or relocate the Mason Center, development of an outdoor pool, four seasons of ice at Chapman Hill, and better connectivity of the trail system.

1.3.2 COMMUNITY SURVEY SUMMARY

As part of the Master Plan process, a Community Attitude and Interest Survey was conducted during the winter and spring of 2009 to quantify resident household's priorities for parks, open space, trails and recreation facilities and programs. The survey was designed to obtain statistically valid results from households throughout the City of Durango. The survey was administered by a combination of mail and phone. ETC Institute/Leisure Vision



managed the survey process. ETC Institute mailed surveys to a random sample of 1,650 households throughout the City of Durango. The goal was to obtain a total of at least 325 completed surveys. This goal was far exceeded, with a total of 568 completed surveys. The results of the random sample of 568 households have a 95% level of confidence with a precision of at least +/-4.1%.

According to the results, high participation exists in recreation activities in Durango. Additionally, residents highly rated the condition of parks, open space, trails and recreation facilities. Open space most valued or desired included river and stream corridors and trails for biking and hiking. Facilities most supported or desired included neighborhood parks, biking and pedestrian hard surface trails, biking and hiking natural surface trails and indoor fitness space. Most supported programs included adult fitness and wellness, special events/festivals, youth learn to swim programs, and youth/teen sports programs. The Master Plan includes an overall summary of the Community Survey. The full Survey results are included in **Appendix A**.

1.3.3 DEMOGRAPHICS AND TREND REPORT

In a review of the demographics information, from the year 2000 to 2008, population growth was almost 11%. Population growth will continue in the future, though at a slower rate. The 2023 population projection is estimated to be 19,094. Currently 41% of residents are between the ages of 18-34 and will maintain this healthy percentage over the next 15 years. Active adults of 55 and over will represent 25% of the population in 2023. Durango is fairly homogeneous, as almost 87% are white. Median household income is \$48,529 and will increase to \$79,808 by 2023. In order to align programs, facilities, and amenities with changing demographics, the two aforementioned age segments will need to be an important component of the program and facility mix.

As for recreation trends in the Colorado region, indoor fitness activities have very high participation rates, including spinning and fitness classes. Outdoor recreation activities also have high participation numbers, including hiking, biking, camping, fishing, rafting, and climbing. The trends are reflected in the program offerings provided by Durango Parks and Recreation. The Master Plan includes an overall summary of the Report. **Appendix B** includes the full report.

1.3.4 OPEN SPACE PLAN

The purpose of this Plan element is to describe the actions that are required by the City of Durango and its partners to continue to preserve and care for valued open spaces throughout the community. As evidenced by the household survey, there is significant interest in the preservation of open space in Durango. One of the goals of this Plan is to define the major elements and programmatic objectives for the Durango open space program. To accomplish this, the findings, conclusions and recommendations of the 2001 City of Durango Parks, Open Space and Trails Master Plan have been evaluated and expanded upon as the foundation for the new Open Space element of the Master Plan. This Plan also includes an Open Space Operations and Management element. Land Conservation and funding strategies are included as **Appendix C** to the Master Plan.

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1.3.5 TRAILS PLAN

The purpose of this Plan is to describe, in detail, the vision, structure, policies, priorities and actions that the City of Durango and its partners will need to undertake in order to expand upon and care for its interconnected network of trails, both hard and natural surface. Goals of the Plan include defining the major trail types; identify existing and future trail networks and locations; establishing programmatic objectives for developing the trail system; and to evaluate key operational and maintenance issues. To accomplish this, the findings, conclusions and recommendations of the 2001 City of Durango Parks, Open Space and Trails Master Plan were used as the foundation for the new Trails element of the Master Plan.

1.3.6 SITE AND FACILITY ASSESSMENT

The Master Plan also includes a thorough review of the parks and facilities within the system. City staff and PROS Consulting team members reviewed all of the parks and facilities and provided assessments of general conditions of each asset. Resident households expressed high levels of satisfaction toward the condition of parks and facilities. This was evidenced in the tour of the system as well. Noted in the assessment are examples of individual park improvements needed. This included general upgrades to irrigation systems, interpretive signage, restrooms, playground shade structures, parking, and trailheads. This information is supplemented by a Maintenance Management Plan as **Appendix D**.

1.3.7 RECREATION PROGRAM ASSESSMENT

This assessment includes a review of the core program offerings of the Department, including promotional efforts, financial review of program registrations, programming space requirements, and the relationship of household survey results and demographics to future program offerings. The assessment also includes a review of age segment distribution of offerings and lifecycle analysis. According to feedback during the public input process, residents greatly appreciate the variety of program offerings. The most significant challenge for recreation programs relates to recreation program space. While the square footage for indoor recreation space meets the standards for space needs, program demand is extremely high. All of the indoor spaces, including Chapman Hill, the Durango Community Recreation Center, and the Mason Center could be expanded, renovated, or relocated.

1.3.8 FACILITY STANDARDS

This section includes the listing and review of existing and projected inventory of park land and outdoor amenities such as playgrounds and indoor recreation space. The standards are specific to Durango and took into consideration community input results, national standards developed by the National Recreation and Park Association, comparisons to other communities in Colorado, and the PROS database of standards from communities across the country.

The information shows current service levels based on population, recommended service levels for 2009, and future recommended service levels for 2019 based on projected population growth. The standards show a need for more park land and amenities. Currently there is a need for 13 acres of neighborhood park land, 52 acres of community park land, two 200 foot baseball fields, three 300 foot baseball fields, two adult and two



youth softball fields, three regulation and one youth soccer fields, five multi-purpose fields, one outdoor basketball court, two tennis courts, and one outdoor pool. Indoor space requirements meet the standard and are fulfilled by the Durango Community Recreation Center.

1.3.9 EQUITY MAPPING/SERVICE AREA ANALYSIS/GREENPRINTING

This analysis includes maps of the park land and amenities included within the facility standards. The maps show the deficits of parkland, athletic fields, and other amenities. In addition to the maps, the Service Area Analysis includes narrative descriptions of the map details, describing deficiencies and duplication of amenities, based on geographical area and population density.

Greenprinting involves an analysis of geo-spatial data associated with a variety of landscapes around the community that have known preservation values such as viewsheds, watersheds, hillsides, wildlife habitat, recreation, riparian areas and other important features. Greenprinting assigns a numeric value to each data layer, and then parses the values into parcels. The parcels are then mapped thematically to show which ones host the most “green” features. The City should use greenprinting as one of the tools in its conservation toolbox to assist the City in determining the most important landscapes that should be focused on for preservation.

1.3.10 FACILITY PRIORITY NEEDS ASSESSMENT

The Facility Priority Needs Assessment is a ranking of facility/amenity needs for Durango residents. The ranking includes an evaluation of both quantitative and qualitative data, included from the household survey and community input processes. The determination also includes a consultant evaluation and Steering Committee and City Council evaluation of the system as well. The findings show the top five facility/amenity items are:

- Natural surface trails for hiking and biking
- Hard surface trails for biking and pedestrians
- Neighborhood parks
- Indoor fitness
- River recreation

1.3.11 RECREATION PROGRAMMING PRIORITY NEEDS ASSESSMENT

This assessment, similarly to the Facility Needs Assessment, is a ranking of recreation programming needs for Durango residents. The ranking includes an evaluation of both quantitative and qualitative data developed from the household survey and community input processes. The assessment also includes a consultant evaluation and Steering Committee and City Council review of the system as well. The findings show the top recreation program needs are:

- Adult fitness and wellness programs
- Before and after school programs

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- Youth/teen sports
- Preschool programs
- Special events

1.3.12 CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan (CIP) is a prioritized list of needed and desired park and recreational amenities based on the City’s level-of-service standards, identified gaps in service, and community input. The CIP includes estimated project costs and is prioritized into short term (1-3 years); mid term (4- 7 years) and long term (8-10 years) projects. While the CIP does establish a road map for the life of the Master Plan, it should be recognized that the CIP will have annual evaluation by City staff, Parks and Recreation Advisory Board, Natural Lands Preservation Advisory Board and City Council and may be modified based on the changing needs of the community and available funding over time.

The City has dedicated funding for the development of parks, trails and recreation facilities and the preservation of open space. Over the next ten years, the Capital Improvement Plan includes the following distribution of four primary funding sources: (1) 2005 Open Space, Parks and Trails Fund; (2) 1999 Recreation Complex/Trails Fund; (3) General Fund; and (4) Grants. The revenue estimates are based upon historical averages and below is an illustration of the distribution of the funding sources:

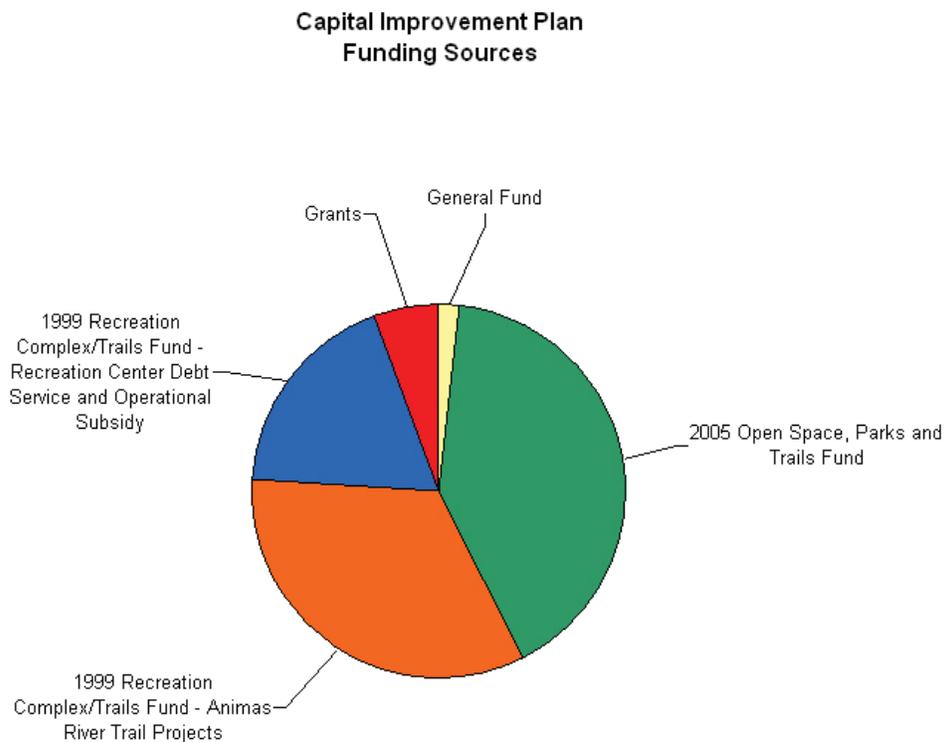


Figure 1 - Capital Improvement Plan Funding Sources



1.4 KEY MASTER PLAN FINDINGS

The following section consists of a bulleted list of key Master Plan findings, which represent overall significant findings from the planning process. The findings are categorized according to:

- Organizational
- Open Space
- Trails
- Parks
- Recreation
- Stewardship and Implementation

The key findings become the basis for the development of recommendations for the Plan.

1.4.1 ORGANIZATIONAL

- The dedicated funding is scheduled to sunset with the expiration of the 1999 Recreation Complex/Trails Fund in 2019 and the 2005 Open Space, Parks and Trails Fund in 2026
- Planning should commence on the continuation of sustainable and dedicated funding for the preservation and stewardship of open space and the development and maintenance of parks, trails and recreation facilities

1.4.2 OPEN SPACE

- Durango has protected 1,575 acres of land including 1,510 acres as open space/natural lands, far exceeding national per capita averages
- 1,169 acres of land were purchased, and 406 acres were dedicated through land use planning or land donations
- Preservation of natural lands remains a high priority in the community and the most important open space opportunities includes trails for hiking and biking
- Key future preservation areas include the Animas River Greenway, ridgeline properties within and around Durango and Horse Gulch
- The Open Space Plan includes a revised definition of open space and uses
- The Plan includes specific management goals for scenic mountain backdrops, rivers/streams/lakes, meadows/mesas, urban interface, heritage and working landscapes
- The Plan includes an evaluation of community resource commitments to open space program stewardship for operations and maintenance

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1.4.3 TRAILS

- The City of Durango trail system includes 95 miles of interconnected hard and natural surface trails, of this total 12 miles are hard surface and 83 miles are natural surface trails
- The most important park and recreation facilities to Durango residents are the natural surface trails for hiking and biking, and hard surface trails for bike and pedestrian use
- The Animas River Trail (ART) provides access to 12 City parks, hundreds of acres of open space, the Recreation Center, library, and other destinations
- The ART remains the north-south spine of the trail system, with both lateral connections and looped trails
- The Safe Multi-Modal Aesthetic Regional Transportation (SMART) 160 Trail will be the trail system's east-west spine
- Durango achieved the Silver Level Bicycle Friendly Community in 2008
- Integration of the trail system with on-road bicycle and pedestrian facilities is critical to the functionality of the community's multi-modal transportation system
- The completion of the Animas River Trail, including the extension of the trail to the north City limits and reconstruction of the substandard sections, is the top hard surface trail development priority

1.4.4 PARKS

- There are 286 acres of parkland in Durango
- There is currently a shortage of parkland to meet standards in Durango and an additional total of 110 acres are needed by 2019
- Lacking amenities in the parks acreage includes a shortage of irrigated turf for organized sports and by 2019 an additional 10 ball fields and 11 multi-purpose fields are needed to meet standards
- Parks and facilities are generally well-maintained
- Park usage demands outpace available facility supply, particularly with neighborhood parks with functional amenities
- Increased demands from aging facilities and population growth are outpacing available resources
- New development and growth within and around Durango will create additional demand on resources
- Maintenance yard and office complex at Greenmount Cemetery is inadequate



1.4.5 RECREATION

- There are three indoor recreation facilities including the Durango Community Recreation Center, Chapman Hill rink and pavilion and the Mason Center
- The demand for recreation programs outpaces the available facilities
- Mason Center needs to be renovated or relocate the gymnastics program due to space limitations and safety issues
- Chapman Hill is in need of renovation, including the replacement of the rope tow and ski lift system
- Recreation Center demand for facility use and program use suggests support for expansion of the facility
- During the last four years, Recreation Center programs have grown by 5% and Recreation Division programs have grown by 22%
- There is a 42% household participation rate in programs, as compared to 30% nationally, according to Leisure Vision's national database

1.4.6 STEWARDSHIP AND IMPLEMENTATION

- The growth of the parks, open space, trails and recreation system has identified the need to refine stewardship activities and establish Best Management Practices for the parks, open space, trails and recreation facilities
- The Parks, Open Space, Trails and Recreation Master Plan will be implemented using two primary strategies: (1) the annual Capital Improvement Program (CIP) process; and (2) an incremental approach of requiring dedication and/or development through the Planning and Community Development project review process

1.5 MASTER PLAN THEMES, OBJECTIVES, AND INITIATIVES

The final section of the Plan lists the Strategic Themes, Objectives, Measurements, and Initiatives for the years 2010 to 2019. These strategic recommendations support the accomplishment of the Parks and Recreation Department's mission and vision. Strategic Themes are broad-brushed descriptions of major areas included in the recommendations. The Themes are as follows:

- **Trails:** Connecting People to Places
- **Open Space:** Preserve and Care for Special Places
- **Parks:** Provide Quality Areas for Community Gatherings and Activities
- **Recreation:** Provide Quality and Diverse Recreation Programs
- **Facilities:** Provide Quality Facilities for Recreation Activities
- **Organizational:** Strategic Use of Resources

Within the final section of the Plan, the Themes, Objectives, and Strategic Initiatives are listed, according to a timeline priority of short term, mid term, and long term initiatives. The Initiatives relating to all of the technical elements of the Plan are included in a

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combined section at the end of the Plan. The Initiatives also identify the staff members responsible for the completion of the Initiatives. For the purposes of the Executive Summary, just the Themes and Initiatives are listed as follows.

1.5.1 TRAILS: CONNECTING PEOPLE TO PLACES

- Complete the Animas River Trail as the north-south spine of the hard surface trail system
- Develop the SMART 160 Trail as the east-west hard surface trail spine through the City
- Continue planning for separated-grade trail crossings of US Highway 550/160, Camino del Rio and North Main Avenue
- Revise the 5 and 15 Year Capital Improvements Plan to reflect trail priorities established in the Plan
- Expand the trail system as opportunities occur to new and existing developments
- Prioritize and secure trail easements needed for planned trails and to fill missing links on both the hard and natural surface trail system
- Reconstruct substandard sections of the Animas River Trail
- Continue to modify and expand on-street bike and pedestrian facilities and linkages to the off-street trail system to provide a network of core urban trails that connect people to places
- Enhance partnerships with the Colorado Department of Transportation, Bureau of Land Management, U.S. Forest Service, private landowners, La Plata County, Fort Lewis College, Durango and Silverton Narrow Gauge Railroad, Tri-State, La Plata Electric and Trails 2000 to ensure connectivity and a regional approach to trail development
- Encourage La Plata County to recognize the City's Trails Master Plan by incorporating trail connectivity and multi-modal transportation into the County Comprehensive Plan
- Continue working with Trails 2000 to develop and maintain the natural surface trail system in the community
- Establish and adopt trailhead design standards
- Develop safe multi-generational opportunities for the use of trails
- Establish operations and maintenance Best Management Practices for the trail system

1.5.2 OPEN SPACE: PRESERVE AND CARE FOR SPECIAL PLACES

- Preservation of open space/natural lands in the Animas River Greenway, ridgeline properties, and Horse Gulch should be the City's highest priority



- Continue to preserve land that protects the mountain backdrop and viewsheds surrounding Durango
- Other preservation opportunities should be prioritized based on preservation value, threat of loss and available resources
- Develop a regional approach to better manage open space lands with Ft. Lewis College, open space conservancies, La Plata County, Bureau of Land Management, U.S. Forest Service, Colorado Division of Wildlife, Durango Fire and Rescue Authority, Bureau of Reclamation and private land owners
- Continue to refine the stewardship activities and establish Best Management Practices within the open space system
- Management practices should include addressing potential human impacts to wildlife in open space and appropriate education on living with wildlife
- Establish and implement a healthy forest management plan
- Continue to enhance volunteer opportunities within the City open space system
- Consider placing open space lands having separated and viable mineral rights into conservation easements as an additional control measure against possible surface disturbance associated with potential future mineral extraction activities
- Evaluate other strategies to minimize surface disturbance associated with potential future mineral extraction activities
- Evaluate all undeveloped city-owned parcels to determine purpose of ownership and whether they should be designated as open space

1.5.3 PARKS: PROVIDE QUALITY AREAS FOR COMMUNITY GATHERINGS AND ACTIVITIES

- Acquire additional parkland according to the standards by 2019 (5 acres mini parks, 20 acres neighborhood parks, 64 acres community parks and 21 acres linear parks)
- In consideration of overall priorities for park projects, remain flexible and allow for opportunities and adjustments based on changing conditions
- Evaluate adding amenities to existing parks and develop new parks with a variety of amenities, such as playgrounds, ball fields and picnic shelters, in one location
- Update parks and facilities to address changing needs of the community
- Address design issues at parks that impede efficient maintenance in a phased approach as outlined in the Maintenance Management Plan
- Develop a future staffing plan to correlate with a growing number of parks and facilities
- Develop a long term capital repair and replacement schedule for parks and park amenities through tracking assets, their condition, and their lifecycle

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- Develop a priority maintenance list and expand the use of maintenance standards, including items such as mowing height and frequency, litter control, and graffiti removal
- Utilize Best Management Practices to improve natural areas and increase biodiversity by including native landscaping, rain gardens, and bio swales when developing parks and facilities
- Develop Best Management Practices to reduce the use of pesticides and herbicides
- Integrate animal resistant trash containers and recycling in the park system
- Develop chemical free parks through an “Adopt a Park” program with volunteers taking responsibility for manual caretaking of weeds
- Continue to enhance volunteer opportunities within the parks system
- Include a maintenance practice educational section on the Web site in order to inform residents of the Department’s commitment to sustainable park maintenance practices
- Develop an Animas River Management Plan to address the impact of high recreational use of the river in collaboration with La Plata County
- Upgrade river put-ins and stabilize river banks
- Develop an urban forest management plan
- Complete improvements to improve access to the off leash area
- Evaluate and update policies for naming park facilities and gift giving, such as memorial benches and trees

1.5.4 RECREATION: PROVIDE QUALITY AND DIVERSE RECREATION PROGRAMS

- Use recreation standards to ensure consistency in program offerings
- Complete a needs assessment survey within five to seven years
- Formalize customer feedback to measure overall satisfaction, repurchase intent, and referral rates through program evaluations and surveys
- Complete an access review process every two years to solicit customer feedback regarding attitudes and satisfaction levels toward registration system, telephone access, web site ease of use, program guide layout and distribution, and staff quality of service
- Complete a program lifecycle and age segment review every two years to ensure an appropriate percentage of programs are in the introduction, take off, and growth stages of the lifecycle and to be consistent with the demographics of the City
- Develop a systematic process to measure customer satisfaction including program evaluations, focus groups, transactional surveys, mystery shopping, and customer defect research
- Develop an overall Departmental marketing plan with strategies and timelines



- Increase household participation in recreation programming to 50% or more through identification of potential customer barriers to participation
- Identify alternative program spaces to assist with current demand of programs
- Expand high priority programs, as listed on the Needs Assessment, including adult fitness and wellness, before and after school programs, youth/teen sports programs, preschool programs, special events, youth learn to swim, youth/teen fitness and wellness, and nature and wildlife interpretive programs
- Develop a process to strengthen partnerships including an annual review of existing partnerships and identification of new partners, including a process to identify the level of partner satisfaction toward working with the Department
- Dedicate staff resources toward acquiring alternative revenues such as grants, corporate support, and more use of volunteers and interns
- Develop customer requirements and brand and image for core program areas
- Expand upon the City employee wellness program
- Promote employee wellness programs to other organizations in the community
- Expand scholarship availability and ensure access to programs for all, including those lacking the ability to pay
- Expand program offerings for people with disabilities
- Expand active adult and senior programming to coincide with aging population trends in Durango
- Collaborate with other community groups and promote partnerships to enhance recreation program offerings

1.5.5 FACILITIES: PROVIDE QUALITY FACILITIES FOR RECREATION ACTIVITIES

- Develop a business plan for the Recreation Center to determine the feasibility of adding space to accommodate fitness needs, family locker room expansion, maintenance and storage space, youth area upgrades and service desk improvements
- Develop a plan to renovate or relocate the gymnastics program from the Mason Center
- Refurbish Chapman Hill, including increased parking capability, re-grading the bottom of the ski hill, repair/replace maintenance storage building, and upgrade rope tow ski lift, embrace bicycling activities such as a natural surface trail system trailhead, jump park, and other activities to increase summertime utilization of facility
- Renovate or replace maintenance shop and offices at Greenmount Cemetery
- Develop a long term capital maintenance schedule for ongoing replacement of items such as roofing, parking lot repaving, heating and air conditioning systems, etc.

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- Research the feasibility of adding a climbing facility at an indoor location, including a return on investment analysis to determine its projected financial performance and determination of resident interest
- Develop best practices in energy efficiency of recreational buildings by conducting an audit of existing facilities and implementing energy efficiency improvements
- Develop standard design and specifications for amenities, such as fencing, water fountains, and trash receptacles to reduce design costs and develop consistency among parks
- Research the opportunity of developing a year round ice rink facility
- Develop additional amenities according to the standards by 2019 (2 picnic shelters, two 200 ft. baseball fields, three 300 ft. baseball fields, 3 adult softball fields, 2 youth softball fields, 4 regulation sized soccer fields, one youth soccer field, 6 multi-purpose fields, one outdoor basketball court, 3 tennis courts, one outdoor aquatics facility)

1.5.6 ORGANIZATIONAL: STRATEGIC USE OF RESOURCES

- Develop a smart growth approach to planning with all cities in La Plata County
- Exercise leadership through the Southwest Colorado Council of Governments to ensure a regional approach to planning
- Develop a plan to continue dedicated funding sources through dedicated sales tax funding
- Revise public amenity (parks, trails, open space) dedication and impact fee requirements for new development
- Develop a long term financial plan to assess the Department's ability to sustain new park, open space, trails and recreation facilities and amenities
- Complete an economic impact study to determine the financial impact of the Department on the local economy in regards to property values, sales tax revenues, tourism dollars, and sports tournaments
- Develop a revenue policy to guide the Department in cost recovery goals, desired financial performance of programs and facilities, and pricing of services
- Develop and approve an environmental and sustainability policy that outlines the Department's commitment to sustainable practices
- Complete a sustainability audit and develop an action plan with recommendations and timelines for improvement
- Develop relationships with youth, consistent with the goals of the La Plata County Children, Youth and Family Master Plan to promote interest in helping the City with parks and recreation initiatives
- Develop and implement an organizational performance measurement system, including specific measures such as cost recovery, customer satisfaction

percentages, workload, and facility capacity measurements. The measures are included in the Master Plan Strategy Map

- Expand communication practices with the public to include use of the web, surveys, focus groups and the local media
- Recognize the recreation potential of Lake Nighthorse and encourage other agencies to develop future facilities to meet the community's needs

1.6 CONCLUSION

The Parks, Open Space, Trails and Recreation Master Plan, in support of the overall mission and vision of the City of Durango, encompasses the following mission and vision statements:

The Mission is to promote and provide a full range of parks, trails, natural lands, recreational facilities, programs and amenities that enrich the quality of life for all residents and visitors. These services shall enhance the health and well-being of those we serve in a financially responsible and environmentally sustainable manner.

The Vision is to promote and establish Durango as a leading community with a focus on health, wellness, vitality, safe access to amenities and an exceptional quality lifestyle.

It is within the spirit of the Parks, Open Space, Trails and Recreation Master Plan that the elements contained within the mission and vision are deployed throughout the 10 year period of the Plan.

The Durango Parks and Recreation Department contributes to healthy lifestyles, community development and the conservation of natural lands. The Plan's intent is to continue this legacy and to build greater strength in the service delivery system as a result of having engaged the public in the development of the Plan and reviewing all elements of the operation, based on best industry practices. The commitment to public input is summarized in the next section of the Plan. Having this input ensures alignment among future actions, resource allocation, and resident need. The Plan positions the Department for an exciting future and provides opportunities for resident engagement in future endeavors and participation in successful programs, activities, and recreation opportunities.

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CHAPTER TWO - COMMUNITY INPUT

One of the most important elements of the Master Plan process is the community input process, which provides residents with an opportunity to express their perspectives of the City of Durango Parks and Recreation Department services. During the month of October 2008, PROS Consulting, LLC facilitated a series of focus groups, key leader interviews, and a public meeting. Specifically, this included:

- Seventeen key leader interviews
- Five focus groups, consisting of 69 people
- Two public meetings with 147 attendees
- Community Survey Summary (full report included in **Appendix A**)

During the month of December 2008, PROS Consulting, LLC facilitated three additional focus groups, consisting of 16 people. Presentation of the draft Master Plan in a community meeting occurred in March 2010. In addition, several additional residents completed comment cards and an online list of questions.

2.1 KEY LEADER, FOCUS GROUP AND PUBLIC MEETING SUMMARY

The following represents a summary of the information provided by the public and key leaders. Each question is listed with a summary of responses provided.

2.1.1 STRENGTHS OF THE PARKS AND RECREATION DEPARTMENT AND ELEMENTS TO BUILD UPON FOR THE PURPOSES OF THE MASTER PLAN

There were many strengths mentioned at the meetings, primarily the variety of programs offered, the trail system, the Recreation Center, and parks. The public was very happy with the range of activities for all ages and the fees for them. They feel the Parks and Recreation Department is well-funded and well-managed. Several people mentioned the staff as a definite strength as they listen to people, take their requests and suggestions into consideration, have a true desire to see the programs succeed, and are dedicated to their jobs. However, they do feel the staff has too much to do. The public also feels the facilities are well-maintained and are of good quality.

Other strengths mentioned:

- Sixty percent (60%) of the County is public and tribal land, which is a significant asset
- Lots of volunteer opportunities exist within the Department
- 2005 Open Space, Parks and Trails Fund (2A tax) is a great benefit as a funding source
- Animas River Trail was mentioned most frequently as a strength
- City and County continue to work together as part of land use effort
- Mother's Day Soccer Tournament generates \$900,000 for the City
- Parks and Recreation has more financial assets to work with than other cities



2.1.2 OPPORTUNITIES FOR IMPROVEMENT/WEAKNESSES

There were also opportunities for improvement and weaknesses mentioned. The most prevalent comment related to the need for more multi-use athletic fields, and to make better use of the ones already available. The public would like to see improvements at the pool, with more space inside for spectators, a larger pool, and an outdoor pool of some kind.

The public mentioned frustration with previous planning on various topics with no visible progress. One specific example included renovations to Chapman Hill.

When asked, a need for a large community and/or regional park with more flat turf and athletic fields and facilities was frequently mentioned. Currently, there is a strong need to rely on other agencies for the use of flat turf and athletic fields, and the public would like to see a concerted effort to focus on strengthening partnerships with these agencies and adding additional capacity to the park system.

The Recreation Center was also brought up several times. People mentioned it is frequently overcrowded, and they can't get access to the classes and facilities because they are being used by other patrons. Many residents suggested the need for expanding the Center. This expansion was countered with a suggestion of working with the college to have the student recreation center made available to the public for a nominal fee. In regards to fees, many residents would like to see either non-resident charges or resident discounts.

Public input participants also mentioned they would like to see: (1) raised crosswalks at dangerous crossings and improved Animas River access with public transportation; (2) an underpass at Camino del Rio; (3) more strategically located river access points on a looped and signed trail system; and (4) the Animas River recognized as a major fishery.

Considerations should also be made for an environmental coordinator position to be created for the Department. This would perhaps instigate a vegetation policy that restricts becoming a wildlife magnet. Also, perhaps a person in the position of environmental coordinator would tackle the problem of the zebra mussels at the reservoir associated with the Animas La Plata Project. This is an issue that could eventually affect the City's water supply, yet no one has taken responsibility for it. The public would like to see some kind of environmental assessments done.

Additional comments included:

- Improve the balance of responsibility for maintenance of the fields
- Any new facility should be LEED and retrofit existing buildings to LEED
- Waste water treatment plant at Santa Rita – should be relocated
- The City infrastructure is not good and has been neglected – sidewalks, bike lanes
- Mason Center improvements are needed – or build new gymnastics facility
- Facility for indoor baseball is desired
- Park and recreation opportunities at Lake Nighthorse in cooperation with the Bureau of Reclamation

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2.1.3 WHAT RESIDENTS VALUE MOST ABOUT DURANGO PARKS AND RECREATION

Residents value the variety of programs offered, and they appreciate the parks and recreation amenities they currently have. People participate in park and recreation activities to have fun, to relieve stress, for environmental education, to appreciate natural resources, and to spend time with family and friends.

2.1.4 THOUGHTS AND SUGGESTIONS ABOUT TRAIL SYSTEM

Connectivity and stewardship were two areas of importance identified by the community. The public would like to have more connections between parks and residential areas. As is, the natural surface trail system is world class with over 90 miles of trails. They would like to see more connectivity to the schools so that the youth can ride their bikes to school if they would like, but at the same time, they want to see the safety of the trails improved.

The Animas River Trail was prominently mentioned by many participants. They mentioned the trail's popularity, but also mentioned the fact that there were plans to link the trail across Camino del Rio to downtown by a spur trail connection, but this link has not occurred. The plans to finish the trail and connect it north to the Iron Horse and south to Escalante Crossings and on to Grandview area were popular with those interviewed. More consistent lighting, signage, and enforcement on the hard surface trail system were also encouraged.

Additional thoughts on the trail system were:

- Parking areas should not be overlooked
- Develop trails to accommodate biking commuters
- An improvement to the street crossing of 15th Street at Rotary Park is needed
- Better signage and connections to parks, open spaces, trails and the recreation center
- Improvements are needed at Horse Gulch, as the City is acquiring more of this property
- Mountain bike races including national championship events use the trail system
- New Transit Center needs to be tied in with the trail system
- Camino del Rio divides the downtown for pedestrians
- Creating either a Camino del Rio underpass or a pedestrian light is important

2.1.5 THOUGHTS AND SUGGESTIONS ABOUT OPEN SPACE

The main issues that came up regarding open space were the definition of open space and the actual use of open spaces. Many of those interviewed felt that the City should decide on a definition of open space and then inform the public.

Some believed that open spaces should be passive recreational areas. Some residents expressed the opinion that open spaces should be closed to the public. Others agreed that seasonally closing open spaces for habitat protection is appropriate, but otherwise agreed with passive public access. Most saw the need to preserve as much natural land as possible.

Additional comments included:

- Schools would access more open space for outdoor learning if there were better connectivity to the open space from the schools
- Provide trash cans and bags for pet waste
- Three different types of open space.....mountain parks, passive recreational areas, and wildlife habitat
- Work with developers to identify and dedicate open space
- Animas River Greenway, Horse Gulch and Twin Buttes should be Open Space preservation priorities
- Need scientific evidence of impact of trails on wildlife

2.1.6 RECREATION PROGRAM NEEDS

Many comments were made about Chapman Hill and the ice rink needing to have their winter time sports programming expanded. Reliable snow making was supported, parking should be improved, and the lifts are inadequate. The public suggested adding sledding and an amphitheater at Chapman Hill for outdoor concerts. It should be noted that other public input participants did not agree with spending money at Chapman Hill. They believed the investment would be better spent elsewhere.

As for the ice rink, those interviewed would like to see more facilities there, perhaps making it a multi-use facility. Adding an extra sheet of ice was suggested so that it could be utilized year round for tournaments which could bring in revenue for the City.

Other improvements suggested included better coordination with camp programs to link them together geographically; expanding the current programs and facilities due to current crowding; more scholarships for kids; and more programs for people with disabilities.

Additional comments included:

- Involve middle school kids in parks and recreation services (community service)
- Provide open gym programs at schools
- Consider charging non-resident fees
- Camping should be considered again--great for bike touring

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- More gymnastics' programs are needed but with the current facility, this is not possible
- More ice time is desired, but with the current facility this is not possible
- More fitness and wellness activities at the Recreation Center were supported, though, there is not an ability to offer much more because of space limitations
- Better system to reserve bikes for spinning classes is needed
- Support more whitewater kayaking in-stream improvements

2.1.7 CHANGES/RENOVATIONS AND NEW DEVELOPMENT OF PARKS AND/OR RECREATION FACILITIES

There are new facilities that the public would like to see. A majority of meeting attendees mentioned the need for year-round ice and improvements/renovation of the Mason Center for gymnastics. Also frequently mentioned was expansion of the Recreation Center, due to its current use capacity.

In addition, residents would like to see more fields and parks, more river access, more restrooms and recycling/trash receptacles, more connectivity, and more trees. They liked the idea of a cycling park and improving the dog park with places to dispose of the dog droppings and more grass for the dogs to play on.

Additional comments included:

- Improve or move the BMX track and create a multi-purpose cycling park
- Make the parks functional for families
- Parks should not have chemicals used
- Don't want to see fields along the river
- Provide on-street bike lanes that connect to schools and other bike routes
- The splash pad does not get sufficient use
- More emphasis on neighborhood parks
- Pocket parks need a crowning jewel
- Would like community and botanical gardens
- Provide an indoor facility to accommodate outdoor activities during the winter months
- Would like additional tennis courts with the ability for four season use
- Provide a community park with a concentration of sports facilities with lighting (this was also reinforced with several emails from residents not able to attend the meeting)
- Need more multi-use fields
- Improve condition of the sand volleyball courts at Santa Rita Park
- Drainage issues at many of the parks and fields need to be improved



- There is no time for fields to recover between programs
- Have to convince aging population to support parks and recreation
- Lack of shade at playgrounds and tot lots
- Refresh playground equipment
- Additional bathrooms at the parks are needed
- There are green spaces throughout Durango that may be able to accommodate practice sessions for youth sports
- Include indoor recreation space within new convention center

2.1.8 OPERATIONAL AND MAINTENANCE ISSUES

As the City continues to grow, there will be more demand for services. The program usage will increase, as will the need for more fields and parks. This will increase the need for maintenance workers. Concern has been raised that some of the current parks and fields have not been maintained as well as they could be, the examples being drainage issues at several parks and fields and the Recreation Center needing some updating. In addition, the heavy demands created by so many users at the Recreation Center create maintenance and cleanliness issues.

The Animas La Plata project was also mentioned as a future active recreation spot. There will be maintenance and operations that will need to be taken into consideration.

2.1.9 MARKETING AND COMMUNICATIONS

The residents had a good awareness of Parks and Recreation programs and services through the program guide. Other general marketing comments included:

- Programs are well publicized
- Inform community of needs
- Decide on a definition for open spaces and educate the public

2.1.10 AREAS NEEDING MORE FUNDING

The community input participants generally had comments as follows:

- Citizens do not know how things are funded
- Keeping up with recreation trends and allocating resources accordingly
- Maintenance of current and future areas including parks, open spaces, and trails
- Deployment and prioritization of resources is challenging
- New trail development

2.1.11 THE MASTER PLAN SHOULD ADDRESS THE FOLLOWING

The following general comments were mentioned as part of the focus for the future:

- Identify where funding is coming from for improvements

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- More multi-use fields are needed, and a large sports complex should be considered as a way to accommodate athletic field needs
- Improve quality of current and future fields and parks
- Connect parks and recreation areas via trails, current and future
- There will be continued growth and changing demographics and the City needs to be ready for expansion of services
- Definition of open space is needed
- Place public art to enhance the connections among parks and facilities

2.2 COMMUNITY SURVEY SUMMARY

The following section of the Plan provides an overall summary of the household survey. The entire survey results are included in **Appendix A**. The Community Attitude and Interest Survey, developed during the winter and spring of 2009, helps to establish priorities for the future development of parks, trails, recreation facilities, programs and the preservation of open space in the community. The survey was designed to obtain statistically-valid results from households throughout the City of Durango. The survey was administered by a combination of mail and phone.

Leisure Vision worked extensively with City of Durango officials and Master Plan Steering Committee, as well as members of the PROS Consulting project team in the development of the survey questionnaire. This work allowed the survey to be tailored to issues of strategic importance to effectively plan the future system. Leisure Vision mailed surveys to a random sample of 1,650 households throughout the City of Durango.

The goal was to obtain a total of at least 325 completed surveys. This goal was far exceeded, with a total of 568 completed surveys. The results of the random sample of 568 households have a 95% level of confidence with a precision of at least +/-4.1%.

The following summarize major survey findings:

- In the past year, eighty-nine percent (89%) of households have used walking, hiking, and biking trails and 88% have used the Animas River Trail. The other most frequently used City recreation activities include: Community Recreation Center (74%), natural surface trails (67%), hard surface trails (64%), and natural open space areas (57%).
- In the past year, eighty-eight percent (88%) of households have used trails and 84% have used parks. Seventy-nine percent (79%) of households have used recreation facilities while 69% have used open space, and 42% have used recreation programs.
- Parks, open space, trails, recreation facilities and recreation programs each had between 89%-95% of respondent households rate their physical condition/quality as either excellent or good, which reflects excellent satisfaction levels.
- The open space opportunities that the highest percentage of households value or desire include: river and stream corridors (90%), trails for hiking and biking (88%),

wildlife habitats with trails (77%), picnic facilities (73%), and view sheds/scenic vistas (70%).

- The open space opportunities that meet the values/desires of the highest percentage of households include: trails for hiking and biking, river and stream corridors, picnic facilities, and wildlife habitats with trails.
- Based on the sum of their top choices, the open space opportunities that are most important to respondent households are: trails for hiking and biking (73%), river and stream corridors (69%), and wildlife habitats with trails (44%).
- Based on the sum of their top three choices, the areas that respondents feel are most important to preserve as open space include: Animas River greenway north of town (69%), Ridgeline property within and around Durango (62%), Animas River greenway south of town (46%), and Horse Gulch (43%). It should also be noted that Ridgeline property within and around Durango had the highest percentage of respondents select it as their first choice as the area they feel is more important for the City to preserve as open space.
- The most frequently mentioned ways respondents learn about the City's recreation programs and activities include: newspaper articles (76%), City of Durango Activities Guide (73%), and from friends and neighbors (69%).
- The parks and recreation facilities that the highest percentage of households support or desire include: neighborhood parks (89%), bike and pedestrian hard surface trails (87%), hiking and biking natural surface trails (85%), indoor fitness and exercise facilities (80%), and indoor recreation centers with aquatic areas (77%).
- The parks and recreation facilities that meet the value/support of the highest percentage of households include: indoor recreation centers with aquatic areas, indoor fitness and exercise facilities, skate park, golf courses, and playgrounds.
- Based on the sum of their top four choices, the parks and recreation facilities that are most important to respondent households are: hiking and biking natural surface trails (53%), bike and pedestrian hard surface trails (44%), neighborhood parks (28%), indoor fitness and exercise facilities (21%), and indoor recreation centers with aquatic centers (21%).
- The recreation programs that meet the value/support of the highest percentage of households include: biking events, running events, water fitness programs, adult fitness and wellness programs, and adult sports programs. The recreation programs that the highest percentage of households support or desire include: adult fitness and wellness programs (72%), special events/festivals (66%), Youth Learn to Swim programs (64%), youth/teen sports programs (64%), and nature and wildlife interpretive programs (62%).
- Based on the sum of their top four choices, the recreation programs that are most important to respondent households are: adult fitness and wellness programs (31%), special events/festivals (22%), before and after school programs (18%), youth/teen sports programs (16%), biking events (16%), and Youth Learn to Swim programs (16%).

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- In terms of level of support for actions to improve the park and recreation system, there are three actions that over 50% of respondents are either very or somewhat supportive of: fix-up/repair older park buildings/shelters/playgrounds/trails (61%), develop an interconnected hard surface trails network beyond Animas River Trail (60%), and purchase land for parks, recreational facilities and trails (53%).
- Based on the sum of their top three choices, the actions that respondents are most willing to fund with their City tax dollars are: develop an interconnected hard surface trails network beyond Animas River Trail (46%), purchase land for parks, recreation facilities and trails (45%), and fix-up/repair older park buildings/shelters/playgrounds/trails (42%). It should also be noted that purchase land for parks, recreation facilities and trails had the highest percentage of respondents select it as their first choice as the action they are most willing to fund with their City tax dollars.
- From a list of six actions the City of Durango could take to improve the open space and natural surface trails system, respondents were asked to rate their level of support for each one. The following summarizes key findings: there are three actions that over 50% of respondents are either very or somewhat supportive of: purchase land to preserve open space (54%), expand the natural surface trails network (52%), and purchase land for natural surface hiking and biking trails (51%).



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CHAPTER THREE - COMMUNITY PROFILE

3.1 DEMOGRAPHICS AND TREND SUMMARY

The Community Profile provides an understanding of the City of Durango's population. This analysis demonstrates the overall size of the total population by specific age segment, race, ethnicity, overall economic status, and spending power of the residents through household income statistics. In addition, recreation and sports activity participation for the Colorado region, which influences Durango Parks and Recreation program offerings, is also detailed in the report. The following is a summary of the report, while the complete report is included in **Appendix B**.

Demographic data used for the analysis was obtained from Environmental Systems Research Institute, Inc. (ESRI), the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends. All data was acquired in August 2008, and reflects actual numbers as reported in the 2000 Census and demographic projections for 2008 and 2013 as estimated by ESRI; straight line linear regression was utilized for projected 2018 and 2023 demographics. The City of Durango was utilized as the demographic analysis boundary. It should be noted that the ESRI population numbers vary slightly from the Colorado State Demographer population estimates. ESRI shows a 2008 estimated population of 15,632 people. The State Demographer estimated the 2007 population as 16,169. For the purposes of the Master Plan, the 15,632 population figure is used.

From 2000 to 2008, the City's population has grown by 10.9%. This translates into a population increase of about 1,710. Projecting ahead, the City's growth rate is expected to continue, though, at a slightly decreasing rate. The projected population in 2023 is expected to be approximately 19,094 people.

The City of Durango's population by major age segment demonstrates a significant proportion of youth and early working age professionals (ages 18-34). Currently two out of five individuals (41%) fall within this age segment, and this is expected to stay relatively consistent through 2023. The next highest growing age segment is expected to be the active adult population (55+), which is projected to comprise 25% of the total population in the next fifteen years.

The City of Durango is primarily homogeneous with a small minority of American Indian and people describing themselves as Some Other Race. In 2000, over eighty-five percent (86.8%) of the City was classified as white only, accounting for approximately 12,090 total persons. The next largest single race was American Indian (5.51%; 767 persons).

The gender composition is marginally in favor of males (51%) and this trend is projected to remain constant over the years.

Currently, there are an estimated 6,298 households in the City of Durango with an average household size of 2.26 persons. The income characteristics are similar to national averages and marginally below those for the State of Colorado. However, future projections do exhibit positive growth trends with the service area's median household income poised to grow from \$48,529 in 2008 to \$79,808 by 2023. This represents more than a 100% increase



from the 2000 median household income (\$34,916). The per capita income, too, is expected to increase significantly from \$19,353 in 2000 to \$44,001 in 2023.

As for recreation trends information, data for this analysis was obtained from the American Sports Data (ASD) 2007 – 2008 SUPERSTUDY®. The SUPERSTUDY® is an annual syndicated tracking study that presents a comprehensive overview of sports participation in the United States based on responses obtained from over 15,000 statistically valid surveys nationwide. The study identifies and analyzes general patterns, trends, and relationships within a full range of 103 sports and activities. Participation trends for some key sports and recreation activities popular in the Denver Metropolitan Statistical Area (MSA) and the State of Colorado are included in the study information. For the Denver MSA, the program areas with a large percentage of participants include fitness bicycling, pilates, spinning, elliptical machines, and stationary biking. As for team sports, volleyball, softball, baseball, football, lacrosse, and indoor soccer are popular.

Other popular recreation activities for the Colorado region include outdoor recreation activities such as bicycling, mountain biking, climbing, hiking, camping, rafting, and fishing. Snow sports including downhill and cross country skiing, snowboarding, and snowshoeing all have high participation in the region.

CHAPTER FOUR - OPEN SPACE PLAN

4.1 INTRODUCTION

This Open Space Plan is an element of the Durango Parks, Open Space, Trails and Recreation Master Plan. It describes the vision, structure, policies, priorities, strategies, and actions that are needed for the City to preserve and protect valued open spaces/natural lands throughout the community.

One of the goals of the Plan is to define the major elements and programmatic objectives for the City of Durango Open Space Program. To accomplish this, the findings, conclusions and recommendations of the 2001 City of Durango Parks, Open Space and Trails Master Plan have been utilized as the foundation for the new Plan. It updates, expands, modernizes and more thoroughly articulates the 2001 Open Space Master Plan in order to give Durango the additional tools necessary to effectively expand upon its efforts to preserve, and provide stewardship to, the City's open space and natural lands. The adopted 2007 City of Durango Comprehensive Plan also serves to guide the work of this Plan, in particular Chapter 2: Vision, Chapter 4: Natural Environment Element, and Chapter 10: Parks Recreation, Open Space and Trails Element.

“Durango is an authentic and diverse community living in harmony with its natural environment, pursuing economic, environmental and social sustainability.”

City of Durango Vision: 2007 Comprehensive Plan





4.1.1 OVERVIEW AND HISTORY

Durango has an excellent system of open space. This in part due to the City's geographic setting in southwest Colorado where significant State and Federal lands surround Durango. With approximately 60 percent of La Plata County in public ownership, the preservation of additional lands for open space needs to be qualified based on the uniqueness of the land to be preserved rather than on the basic pursuit of setting aside lands for public purposes.

As with many Southwestern Colorado communities, many of the unique landscapes not yet preserved around Durango will continue to be under threat from future development. This is due in large part to the success that Durango enjoys as a "livable" community. While the economic downturn of the late 2000's has slowed growth, the notoriety of Durango's lifestyle will continue to attract new residents over time. An ever expanding population needs housing, roads, schools, workplaces, retail and related service areas. This future growth will have tremendous impact on open space around the community. The City needs to prioritize the unique landscapes and resources it desires to protect and utilize an expanded conservation "toolbox" to protect these resources.

The highest quality open space landscapes in the Durango planning area include the Animas River corridor which includes the popular Animas River Greenway and Trail through the City; the scenic mountain backdrops, which are, in large part, preserved and protected with just a few exceptions; and several large in-holdings of undeveloped land including Horse Gulch, lands adjacent to the Twin Buttes, and several large meadows immediately north of town in the Animas Valley including the former Kroeger Ranch.

The preservation of viewsheds, habitat, Animas River watershed, and passive recreational lands are core tenets of the City's Comprehensive Plan. Significant resources and policy directives have been focused on protecting these tenets. Preservation efforts have included significant acreage along the City's western backdrop/viewshed including Overend Mountain Park, Dalla Mountain Park, and other acreage in the area. These efforts have included land purchases, open space dedications both private and public, and various land use regulations including density limitations, setback requirements, and other viewshed restrictions.

Since 1994, the City of Durango has protected in excess of 1,575 acres of land including 1,510 acres of open space and greenway lands around the community. Of this 1,575 acre total, 406 acres were dedicated through the land use planning process or land donations, the remaining 1,169 acres were purchased. **Figure 2** provides a 15-year historical perspective of lands preserved.

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No.	Year Acquired	Property	Acreage	Preservation Cost	Animas River Greenway
1	1994/1995	Overend Mountain Park	269.70	\$400,000	
2	1997	Cundiff Park**	17.65	\$600,000	Yes
3	1996	Dallabetta Park**	4.12	Donation	Yes
4	1997	Horse Gulch Reservoir Site	160.00	\$282,221	
5	1998	Walmart	15.00	Dedication	Yes
6	1999	Peregrine Creek Addition	28.13	Dedication	
7	2000	Smelter/Tailings**	79.14	Dedication	Yes
8	2000	Hanks	2.45	\$166,110	
9	2001	SkyRidge	183.85	Dedication	
10	2001	Birket	15.56	\$500,000	
11	2001	Elks	7.00	\$206,037	
12	2002	Hawk's Nest	6.10	Dedication	
13	2002	Escalante Crossing	13.30	Dedication	Yes
14	2002	Bennett	0.34	\$170,158	Yes
15	2003	Vet Clinic/Harley	2.30	Dedication	Yes
16	2003	Mercy Housing/Raider Ridge	14.12	Dedication	
17	2003	RiverGate	4.00	Dedication	Yes
18	2004	Hamilton	2.38	\$15,000	
19	2004	La Plata County	2.27	Dedication	Yes
20	2005	Dalla Mountain Park	177.80	\$4,581,570	
21	2005	Neal (Dallabetta Park Site)**	3.74	\$163,768	Yes
22	2006	Gardella	66.00	\$130,144	Yes
23	2006	Three Springs S. Open Space	34.78	Dedication	
24	2006	Three Springs Confluence Park**	15.28	Dedication	
25	2007	Ella Vita Canyon	3.78	Dedication	
26	2008	Rea	5.18	\$602,178	Yes
27	2008	La Plata Open Space	1.03	\$25,179	
28	2009	First Presbyterian Church (1/3)	240.00	\$413,852	
29	2009	FLC Foundation 240 (1/3)	0.00	\$440,252	
30	2009	Cliff Rock	200.00	\$1,003,939	
Total Preservation Cost			1575.00	\$9,700,408	
Park Land			64.39	Acres	
General Open Space Preserved			1510.61	Acres	
Animas River Greenway Preserved			213.04	Acres	
Total Acres Preserved			1575.00	Acres	
** Cundiff Park, Dallabetta Park, Neal property, Off Leash Area and Three Springs Confluence Park included in park acreages (total of 64.39 acres in parks)					

Figure 2 - Land Preservation Efforts 1994 through 2009

The City has received \$3,358,500 in grant funding from Great Outdoors Colorado to assist with preservation of this acreage

In addition to the lands identified in **Figure 2**, numerous City and County-owned parcels are located throughout the community that serve as open space for the neighborhoods but may not be designated as such. An evaluation of these parcels and their history should be undertaken. **Figure 3** below shows Durango Area Public Lands as of December 2009.

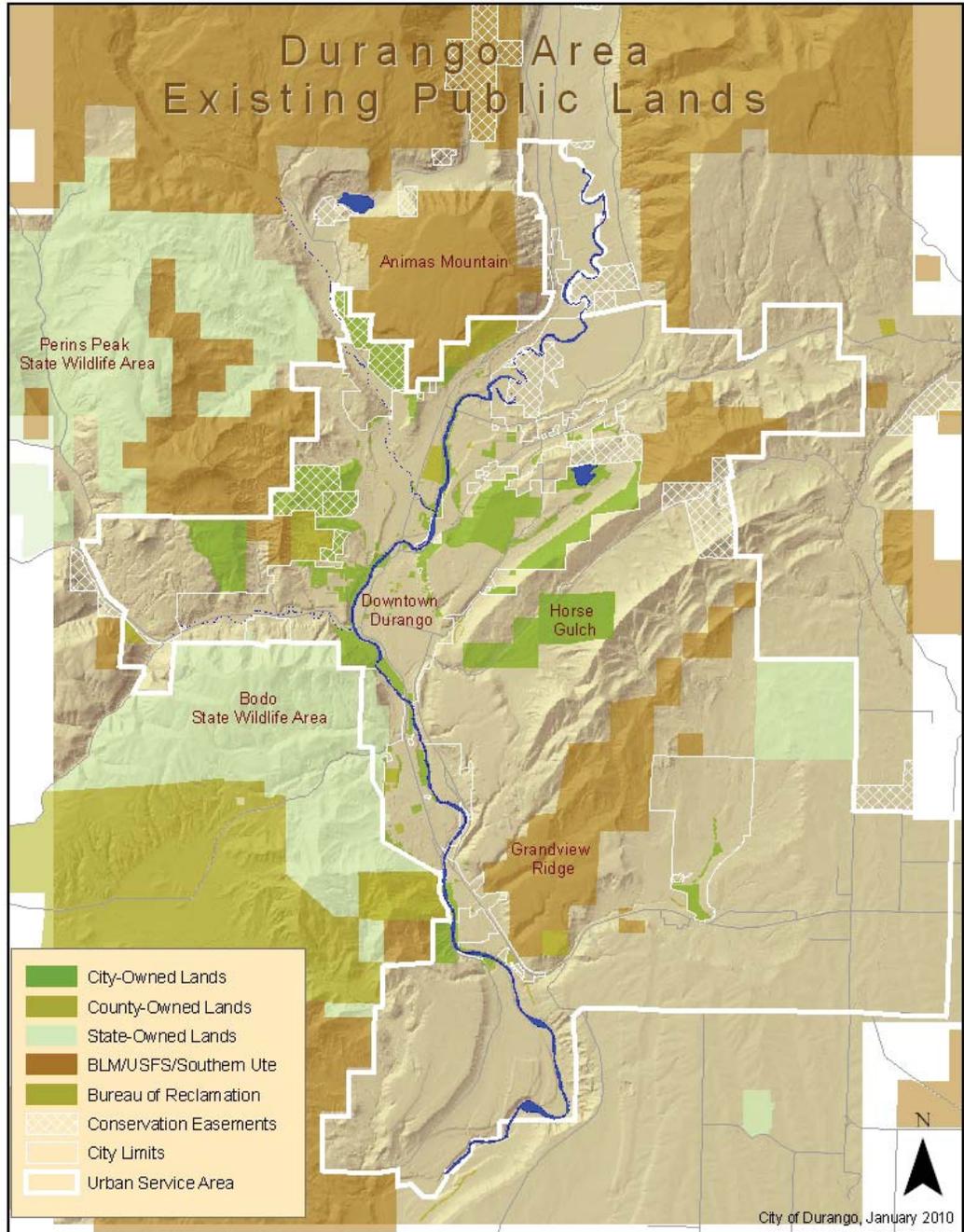
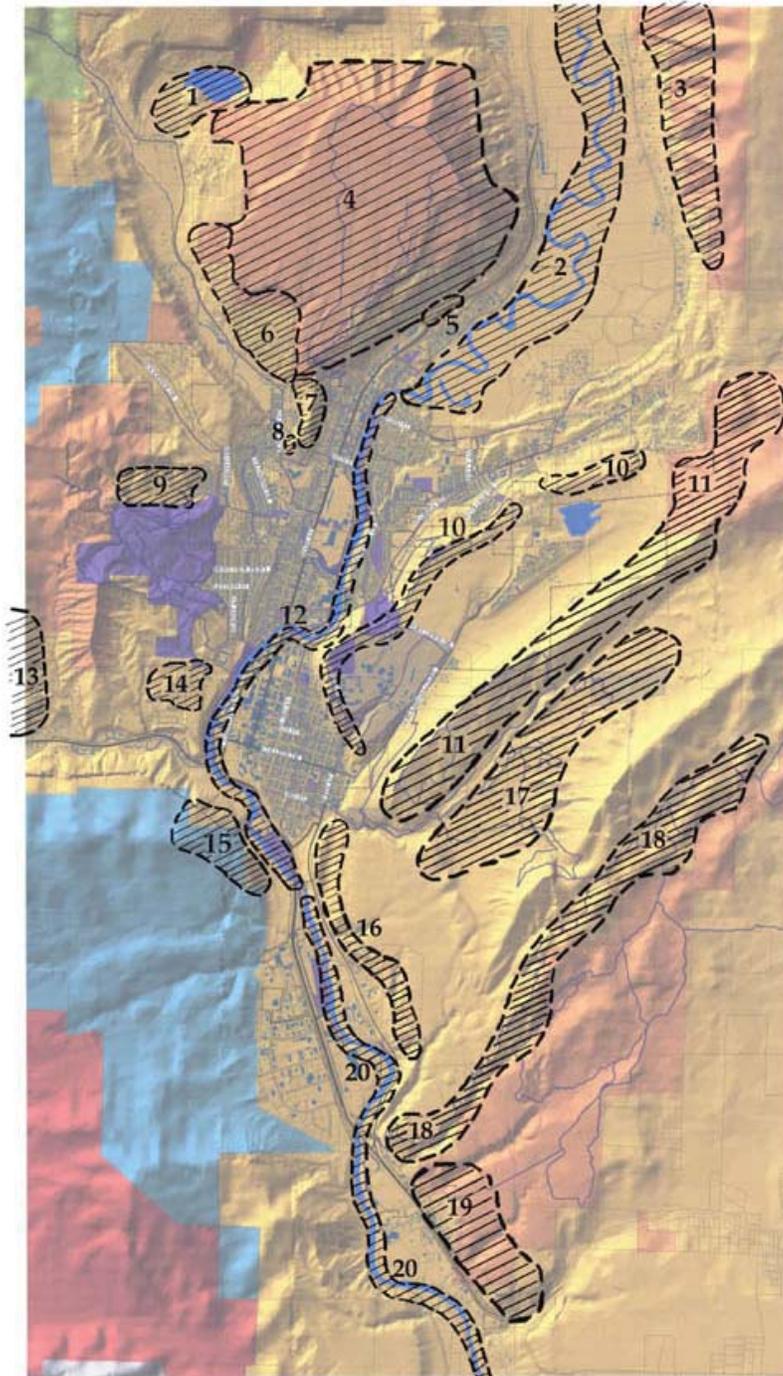


Figure 3 - Durango Area Public Lands as of December 2009

Parks, Open Space, Trails and Recreation Master Plan

4.1.2 ASSESSMENT OF CURRENT OPEN SPACE SYSTEM

The 2001 Open Space Master Plan mapped twenty (20) "Preservation Areas".



POTENTIAL OPEN SPACE

Figure 4 - 2001 Potential Open Space

The following is a 2009 update on the preservation areas shown in **Figure 4**:

- **Turtle Lake** – also known as Chapman Lake, this scenic lake and open meadow is perched in a small valley northwest of Animas Mountain and several miles outside the Durango City limits. Shortly after adoption of the 2001 Master Plan, land surrounding the lake was subdivided for large lot residential development.
- **Upper Animas River Greenway** – north of Durango the Animas River meanders through a broad meadow that includes the Kroeger Ranch and several other large parcels. This pastoral setting is a significant part of the “gateway” experience of entering and leaving Durango from the north. Since adoption of the 2001 Master Plan, several parcels in this corridor have been placed under conservation easement by the La Plata Open Space Conservancy. In the late 1990s, the City initiated efforts to preserve the Kroeger Ranch. Ultimately, the property was not preserved and a 64 lot subdivision was approved by La Plata County. Floodplain located within the approved subdivision was deed restricted as private open space. As of 2009, no development had occurred on the site.
- **Missionary Ridge** – a prominent escarpment along the east side of the north Animas Valley. Most of the upper part of this formation is in BLM and USFS ownership. The privately owned ridge top located above this escarpment was not included in the 2001 Master Plan and was ultimately subdivided for large lot development.
- **Animas Mountain** – the mountain top is under federal ownership with an assortment of public and private ownership occurring on the mountain slopes. The Mountain is a key backdrop and a recreational destination. The next three parcels make up portions of Animas Mountain.
- **X-rock** – a distinct rock formation with “X” fractures that is visible from Highway 550 at the north end of town. The X-rock itself is under County ownership. In 2000 the City acquired the 2.45 acre Hanks parcel, preserving access and parking for X-Rock.
- **Jacob’s Cliffs** – In 2005, the City acquired this 177.8 acre property located on the western slope of Animas Mountain, renaming it Dalla Mountain Park.
- **Tanque Verde** – a prominent ridge extending south from Animas Mountain with a green water tank (‘Tanque Verde’) at its southern end. In 2001 the City acquired the 15.56 acre Birket parcel on the western slope of this ridge, and in 2004 acquired the 2.38 acre Hamilton parcel on the ridge top. As of 2009, the east-facing slope between the water tank and Animas Mountain was undeveloped and under private ownership. While it has previously been evaluated for acquisition no preservation project has occurred due to other preservation priorities and the property’s limited development potential. The portion of the ridge immediately south of the tank was subdivided in 2007 allowing one homesite at the southwestern edge of the ridge top. As of 2009 no home has been built.
- **Bodine** – in the south end of the Junction Creek Valley off 25th Street. Preservation of this parcel was evaluated. Ultimately, due to the high value of the property, no preservation project occurred and it was acquired by a developer who subdivided it into a multi-lot subdivision.

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- **Valentine Property** – north of Overend Mountain Park below Perins Peak. Preservation of this parcel was evaluated. Ultimately, due to the high value of the property, no preservation project occurred. It was subsequently subdivided into a 3 lot subdivision. The development approval process deed restricted the property to minimize impact on viewsheds, habitat, and stormwater runoff. Trail easements through the property to the adjacent Overend Mountain Park were established.
- **College Mesa** – the escarpment that forms the prominent backdrop for the east side of Durango. Much of this escarpment is already owned by the City or by Fort Lewis College, and is not developable. Further east on this ridgeline, several pre-existing residential lots sit at the rim of the mesa.
- **Raider Ridge** – a ridgetop paralleling Goeglein Gulch Road and Jenkins Ranch Road. The City acquired approximately 160 acres on Raider Ridge through a dedication by the SkyRidge Subdivision in 2001. Further south along the ridge the City preserved 14.12 acres in 2003 through a developer dedication as part of the Mercy affordable housing development on Goeglein Gulch Road. The City has set the stage for additional dedications of Raider Ridge property along Goeglein Gulch Road as properties are considered for annexation and development. The City also continues to evaluate opportunities to preserve four privately owned 40 acre parcels located across the top of Raider Ridge that, if acquired, would connect existing City and FLC property with the BLM land to the northeast. In mid-2009 a trail easement was acquired to connect the city-owned ridge top with the BLM land to the northeast.
- **Central Animas River Greenway** – as it passes through the central part of the city between 32nd Street to the north and Santa Rita Drive to the south. Most of this has been preserved. In 2008, the City acquired the 5.18 acre parcel formerly owned by the Rae family. There are several exceptions where long-established development continues to function. It is the City's intention to continue to monitor these properties and work with property owners during future redevelopment to ensure preservation of river frontage/riparian shoreline and trail corridor access.
- **South Perins Peak/Twin Buttes** – a broad, sloping, highly visible hillside on the north side of Highway US 160 west of Durango. The City continues to evaluate opportunities for the preservation of the South Perins Peak/Twin Buttes properties. In 2009, the City acquired the 200 acre Cliff Rock property. The Twin Buttes development will also dedicate the upper reaches of the property as public open space.
- **Durango Mountain Park/Landfill** – a visible former landfill site that is adjacent to the Overend (formerly Durango) Mountain Park and surrounded on all sides by undeveloped land. This property is under ownership of La Plata County. The closed landfill is being actively managed and monitored by La Plata County. The balance of the property is in a natural state and functions as a part of the open space and trails associated with the Overend Mountain Park and other adjacent publicly-owned lands.
- **DOW Smelter Mountain Tract** – the mountain and foothill setting on the west side of US Highway 160 as it enters Durango from the south and swings west along



Lightner Creek; a part of the DOW's Bodo Wildlife Area. This property is preserved under the public ownership of CDOW and the City of Durango. A portion of the site is used by the community as a designated off-leash dog area.

- **Ewing Mesa** – the prominent escarpment that forms the ridgeline backdrop on the east side of Highway US 160 upon entering or leaving Durango to the south. The City continues to evaluate opportunities for the preservation of the various Ewing Mesa properties including ridgelines along the mesa top.
- **Horse Gulch** – a large in-holding east of Raider Ridge adjacent to Grandview Ridge BLM property that is owned by an assortment of public and private entities including Fort Lewis College, the City of Durango, La Plata County and Oakridge Energy. Horse Gulch is a primary Durango destination for mountain biking, hiking and jogging. As of early 2010, the City was owner of approximately 394 acres and part owner of an additional 240 acres. The City is in negotiation or under contract to acquire an additional 481 acres and continues to evaluate other preservation opportunities.
- **Carbon Junction Canyon** – a relatively undisturbed corridor that contains an attractive setting for hiking, mountain biking and wildlife movement. This property is part of the 1,200 acre Grandview Ridge which is under ownership of the BLM and preserved and managed for a variety of uses including resource extraction, habitat and non-motorized recreation.
- **Grandview Ridge** – this area sits to the south of the Carbon Junction area and is part of the larger 1,200 acres managed by the BLM.
- **Lower Animas River Greenway** – as the Animas River flows south, from Santa Rita Park to beyond the Escalante Middle School, there are a number of private parcels that have direct riverfront access as well as floodplain. The City has acquired several key parcels within the Lower Animas River Greenway including :1) the 17.65 acre Cundiff Park site in 1997; 2) the 15 acre Walmart parcel in 1998; 3) the 13.3 acre Escalante Crossings parcel in 2002 ;4) the 4 acre Rivergate parcel in 2003; 5) the 2.3 acre Vet/Harley parcel in 2003; 6) the 2.27 acre La Plata County parcel in 2004; 7) the 3.74 acre Neal/Dallabetta parcel in 2005; and 8) the 66 acre Gardella parcel in 2006. The City has also secured easements for the Animas River Trail through several properties along the river in this corridor that preserve public access to, and along the river's edge. With only a few exceptions, the entire Lower Greenway has been preserved through public ownership or development regulation. The City continues to evaluate the remaining opportunities for the preservation within the Lower Greenway.

As depicted earlier in this Plan, efforts occurring between 1994 and 2009 have resulted in the preservation of 1,575 acres in and around the City of Durango.

4.2 FUNCTIONS OF OPEN SPACE

Open space provides a number of broad functional qualities to a community. It is not just scenic land to view and enjoy as recreational space. Open space is “*natural and green infrastructure*” that provides a number of important functions and benefits for Durango. Different types of open spaces in and around Durango provide benefits depending on the nature of the open space, location and other factors.

Key functions and benefits include:

- **Community Identity and Character**—shapes and defines urban form including relief from urban development, separation of large urban expanses and creating a sense of readily accessible (or viewable) open space from residences and businesses.
- **Special Landscape Preservation**—protects unique and irreplaceable landscapes, geological formations, cultural resources and sacred places.
- **View Preservation**—primarily to protect Durango’s scenic mountain backdrop, but also views from the mountains to the Animas River Valley.
- **Biodiversity and Habitat**—conserves diverse and healthy biological systems for both flora and fauna.
- **Health and Wellness**—offers accessible places that promote and facilitate passive recreational uses such as hiking, biking, and jogging.
- **Access and Linkage**—provides residents access to open spaces and open space networks. Links open spaces together into contiguous functioning networks and systems.
- **Vital Urban Resource Protection**—includes maintaining water supplies, preserving water quality, filtration of stormwater and enhancing air quality. These may also include corridors for drainageways and utility rights-of-way as well as attenuating noise along highways.
- **Public Safety and Hazard Reduction**—reduces risk to life and property associated with lands prone to floods, landslides, and fires or other constraints such as steep slopes, unsuitable soils, and wetlands that make lands unsuitable for urban development for public safety or health reasons.
- **Solace and Link to Nature**—provides accessible places for relaxation, contemplation and quiet. (Studies show that both physical and mental health improve where urban dwellers have access to “green spaces” and natural areas.)
- **Economic Value**— provides economic benefits as a result of preservation including tourism, property value protection and enhancement and attracting business and industry.
- **Agricultural Lands Preservation**—protects existing and potential future agricultural resources including working crop and ranch lands.

In addition to these functional qualities of open space, it is also important and necessary to define a vocabulary of open space lands that tie the definition and functional qualities of open space to the lands and resources of Durango.

4.3 VOCABULARY OF OPEN SPACE IN DURANGO

Durango's open space can be further described in open space subcategories that link resources to the physiographic landscapes of Durango. The City of Durango is located in the Southern Rockies, Lower San Juan Range physiographic region of the United States and the area landscape is comprised of the following key elements.

4.3.1 SCENIC MOUNTAIN BACKDROP AND VIEWSCAPE

The scenic mountain backdrop is the largest viewscape and most significant open space landscape for Durango and includes the mountainsides and ridgelines as viewed from downtown, from College Mesa, from roadways and other landscapes. This backdrop is owned and managed by various entities, including the federal, state and local governments and private individuals. Most importantly, these lands form the very distinct and beautiful, and in a few remaining instances vulnerable, backdrop for the City.

Key landscapes within this category include Durango and Dalla Mountain Parks, the La Plata Mountains, Perins Peak, Twin Buttes, Animas Mountain, Smelter Mountain, Raider Ridge, Ewing Mesa Ridgeline, Grandview Ridge, and Missionary Ridge.



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4.3.2 RIVERS, STREAMS AND LAKES

Rivers, streams and lakes are key components of the health and viability of Durango. The centerpiece of this category is the Animas River and its tributaries. Protecting the Animas and its tributaries will help to assure supplies of clean water, healthy fisheries, quality paddling opportunities, and other outdoor recreational benefits. In addition, protecting stream corridors and their associated floodplains helps both to protect the region's wildlife and to reduce the hazards of flooding and erosion. Stream corridors also lend themselves to the creation of greenways. Objectives of greenways include preservation of wildlife habitat and routes for wildlife circulation; protection of water, air, and scenic qualities; control of flooding; protection of historic and cultural values; and creation of trail corridors and greenspace within the built environment.

Key landscapes within this category include the Animas River corridor, Junction Creek, Lightner Creek, Wilson Gulch. While located outside the City's planning area, other example landscapes within this category include Lake Nighthorse, Chapman Lake, Stevens Creek, Florida River, and La Plata River.





4.3.3 MEADOWS AND MESAS

Subalpine and montane grasslands, meadows and mesas occur on many of the high plateaus and isolated mountain ranges in Southern Colorado. These meadows and mesas commonly form on flat areas with poorly-drained soils or on high, often east or south-facing, windswept ridges. There is commonly an abrupt transition between surrounding forests and these grasslands, producing an “edge effect” of high biological productivity. These meadows and mesas are important to many species, including several large and small mammals, among them elk, deer, pronghorn, gophers, and voles, as well as numerous birds, including wild turkey and western bluebird.

Key landscapes within this category include Horse Gulch, Florida Mesa, and the Animas River Valley.



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4.3.4 STEEP SLOPE AND HAZARDOUS LANDSCAPES

These are areas that should be protected for the chief reason of reducing endangerment to human life and environmental degradation. These are areas that have steep slopes; could have soils prone to erosion; slopes that could be subject to bank failure; or areas with high fire potential. Protecting high hazard landscapes is a critically important function of Open Space programs, and should be considered important to Durango as well. Land use regulation is a primary tool for preserving these types of landscapes.

Key landscapes within this category include: the eastern slope of Animas Mountain, western slope of Raider Ridge, northern slope of Smelter Mountain, the Twin Buttes, and eastern slope of Perins Peak.





4.3.5 URBAN INTERFACE WILDLANDS

These are close-in parcels readily accessible from neighborhoods and in some instances overlap other categories presented. These areas may serve as buffers that separate the highly developed edge of town from large, minimally disturbed federal or State lands. These areas are easily accessible for residents and offer close-to-home opportunities for unstructured, passive recreation in a natural setting.

Key landscapes within this category include the Overend and Dalla Mountain Parks, lands along the Animas River, Raider Ridge, Horse Gulch, the Twin Buttes area, and other, smaller, undeveloped parcels that dot the edge of the community.



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4.3.6 HERITAGE AND WORKING LANDS

These are special landscapes that embody the historic and unique character of Durango, especially the north Animas Valley open meadows. Subcomponents of this landscape include grazing livestock, prime agricultural farmland, historic buildings, barns and other architectural elements that recall the historic occupation of the southwest. Heritage landscapes also may include unique geological features such as rock formations and monuments.

The primary landscapes in this category include the Animas Valley both north and south of town. Other example include lands along the primary highway corridors entering Durango from the east and west including Florida Mesa and the lower reaches of the Twin Buttes area.



4.4 DEFINING OPEN SPACE IN DURANGO

Because open space can represent so many different types of landscapes, and mean different things to different people, establishing a specific definition of open space for the City Durango is an important consideration. The 2001 Open Space Plan set the foundation for a revised definition, with the 2009 community survey and public input process clarifying issues and establishing community priorities that shape the definition of open space for the future.

The 2001 Durango Open Space Plan defined *open space* as:

“ . . . land permanently preserved from development. Open Space also implies land that is preserved in a natural, or near-natural condition. Open Space also usually has one or more physical characteristic that are deemed valuable, such as wildlife habitat, views or opportunities for passive recreation. Thus Open Space is usually considered to be in a natural, or primarily natural state, containing significant natural, visual or cultural features that warrant protection, and permanently protected.”

In addition to addressing the resources to preserve and protect, the definition should also recognize the lifestyle that makes Durango such a unique community to live, work and to raise a family.

Durango’s open space lands and waters set the standard for the prevailing lifestyle of the community which leans heavily on embracing the outdoors as part of daily living. To balance the extraordinary pressure development and human activity has on the natural environment, and to ensure future generations have continued access to high quality open spaces close to home, Durango recognizes the need to protect the unique landscapes around town. Protecting open space around Durango will lead to an interconnected system of greenspaces that will enhance the community’s quality of life and economic vitality, support clean water in our rivers and streams, and maintain fresh air, fertile soils and biologically diverse landscapes. Investment in the preservation of working lands (farms and forests) would also help support a vibrant farm to market local economy that has historically defined a sense of place for Durango.

4.4.1 KEY FINDINGS OF 2009 COMMUNITY SURVEY

The City’s 2009 Community Attitude and Interest Survey included several questions relating to the preservation of open space. Open space opportunities that the highest percentage of households value or desire include: river and stream corridors, trails for hiking and biking, wildlife habitats with trails, and viewsheds/scenic vistas. There are four areas that more than 50% of respondents strongly agree should be preserved for open space: Ridgeline property within and around Durango, Animas River greenway north of town, Horse Gulch, and Animas River greenway south of town. Ridgeline property within and around Durango had the highest percentage of respondents select it as their first choice as the area they feel is most important for the City to preserve as open space. Fifty-eight percent of respondents felt the City of Durango open space preservation efforts should include lands located outside of its comprehensive planning areas.

4.4.2 DEFINITION OF OPEN SPACE AND PASSIVE RECREATION

4.4.2.1 WHAT IS OPEN SPACE?

The purpose of Durango's Open Space/Natural Lands Program is to preserve the significant natural, scenic, and cultural characteristics that help to define Durango as a community, and lend to the quality of life and lifestyle of current and future residents.

City of Durango Open Space is defined as:

Natural lands and waters permanently preserved in a natural state, or restored and enhanced using native species consistent with the surrounding landscape. Open Space may also include working agricultural ranch land and cultural and historic sites.

Open Space lands possess values important to the community including:

- Unique scenery, views and landscapes;
- Sites for low impact passive recreation;
- Ecological function;
- Habitat for wildlife and flora;
- Wetlands, rivers, streams, and lakes;
- Sites for outdoor environmental education; and
- Agricultural lands.

Uses of Open Space will vary depending upon resource sensitivity, location and management objectives.

This definition of Open Space satisfies Goal 16 of the adopted Durango Comprehensive Plan, which states:

“Develop an open space system consisting of green belts, greenways, special feature parcels, parks and trails that together serve one or more of the following purposes: 1) preserve scenic vistas; 2) serve as buffers between land uses; 3) provide increased human access to adjacent public lands, the Animas River and other drainage corridors; 4) provide a mix of active and passive use areas; 5) preserve and enhance important wildlife habitats and migration routes; 6) provide opportunities for environmental education; 7) protect habitat corridors for movement of wildlife in Durango and /or 8) preserve and develop an interconnected trail system throughout the planning area.”



4.4.2.2 WHAT IS NOT OPEN SPACE?

Open Space is not developed formal park sites, irrigated turf, playgrounds, ball fields, golf courses or other developed facilities that would support organized, scheduled recreational activities or uses such as league sports.

4.4.2.3 WHAT IS PASSIVE RECREATION?

Passive recreation is any activity typically undertaken on an individual or small group basis that is a non-motorized, trail oriented activity requiring only limited modification to the natural landscape in order to occur. Passive recreation may include activities such as hiking, running, bicycling, and horseback riding. Non-trail oriented activities such as non-motorized boating, fishing, environmental education, nature observation, and picnicking may also be considered passive recreation.

4.5 OPEN SPACE PROGRAM OBJECTIVES AND PRIORITIES

The primary objective of the Open Space Program shall be to continue the establishment and stewardship of a comprehensive system of open spaces and natural lands consisting of the unique landscapes surrounding Durango that have been identified by the community as important for preservation.

Below is an overview of primary landscapes surrounding Durango that the community is interested in preserving:

“Most of the unconstrained areas in Durango have already been developed. As pressure increases to develop more constrained sites, the community is faced with decisions to balance the demand for additional urban land with issues of public safety, environmental integrity and community character.”

Natural Environment Element, 2007 Comprehensive Plan

4.5.1.1 SCENIC MOUNTAIN BACKDROP

Preserve and protect the ring of mountain backdrop and ridgeline landscapes that are the signature feature of Durango. Encourage and promote cooperation with key land owners to protect the integrity of these lands, especially the visual and aesthetic quality. Limit visual and physical encroachment through land use restrictions, acquisition, strategic planning, design and development. Given Colorado’s statutory 35-acre lot subdivision exemption that greatly limit’s local government regulation of residential lots 35 acres or greater, Durango should work proactively with La Plata County, State of Colorado, BLM and USFS, and willing private landowners to protect the ecological and aesthetic value of the remaining large tracts of lands that make up the communities scenic mountain backdrop. While most of these areas have already been preserved, there are a number of large in-holding parcels west of downtown along the highway 160 west corridor that should be considered for

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preservation through fee-title acquisitions, clustered development, or private conservation easements.

4.5.1.2 RIVERS, STREAMS, AND LAKES

Of particular interest to the City should be the remaining undeveloped parcels along the Animas River as well as parcels along the Lightner Creek drainage between downtown and Twin Buttes area as it redevelops. Adequate buffer zones are needed to protect desired floodplain, riparian vegetation, trail corridors, and other aesthetic or wildlife benefits.

4.5.1.3 MEADOWS AND MESAS

The meadows and mesas of Durango, situated in different parts of the community, deserve special consideration for stewardship and protection as they are easily targeted for land development. These important landscapes including the edges and slopes of mesas should be protected as they offer some of the few remaining flat parcels of land that support wildlife and human recreation. They may also provide community buffers. To accomplish this, it will be necessary to work creatively with landowners to set aside the remaining signature landscapes that comprise this category. This may require trade-offs in density, acquisition and other creative measures to permanently protect these landscapes. Given the limited amount of undeveloped, open and flat land in and around Durango, this may be one of the most threatened open space landscapes. While many of these areas have already been protected as part of State and Federal land holdings, or as part of existing deed restricted developments, the community will need to work proactively to ensure the protection of remaining parcels. Horse Gulch, in particular, provides a unique opportunity to protect significant meadow lands surrounded by the urban development of the City. The Animas Valley just north of the Durango city limits should also continue to be recognized for its important high value meadows.

4.5.1.4 URBAN INTERFACE AND WILDLANDS

Durango has done an exceptional job preserving urban wildlands around town to date but will need to continue this effort as the community expands. Continued efforts will need to be made within Horse Gulch and along Highway 160 west as the community expands. Due to high land values inside and adjacent to the City, preserving these properties may require a blending of conservation methods including land use regulation, dedication, and fee-title acquisition when necessary to provide public access. The City should actively work to identify potential parcels of land that would be eligible under this category.

4.5.1.5 HERITAGE AND ICONIC WORKING RANCHES

Preservation and conservation of these resource lands will have to occur in partnership with local ranch land owners, many of whom will be tempted to sell off ranch holdings for future subdivision and land development. Ranches are expensive to own and operate and without creative conservation strategies will become targets for future development. Particular attention should be focused on the ranchlands in the Animas Valley north of town which establish a viewshed gateway and open space buffer as one enters the City from the north.



4.5.1.6 STEEP SLOPES AND HAZARDOUS LANDSCAPES

While not recognized as a priority, these areas should remain undeveloped where possible. Maintain sufficient buffer to allow these high hazard landscapes to function in a natural way with minimal human intervention/modification. Recognize that these are natural processes. Allow the geomorphology of the creeks and rivers to meander naturally. For steep slopes, allow adequate separation between developed landscapes. For fire zones, provide demarcation or buffer zones between developed landscapes and natural forests.

4.6 PRESERVATION PROCESS

Since the adoption of the City's first Open Space Master Plan in 2001 and the formal establishment of the Open Space Advisory Board in 2002 (predecessor to the Natural Lands Preservation Advisory Board), the City has worked closely with the Advisory Board and the City Council to prioritize preservation efforts based on the criteria established in the adopted plan. It is the role of the Advisory Board to meet on a monthly basis to review and consider open space preservation proposals, management activities, and planning efforts affecting open space and to provide feedback to the City Council.

Prior to the establishment of the dedicated funding source in 2005, most preservation projects resulted from City initiative guided by the 2001 Master Plan or the review of new developments in the community. With the passage of the Open Space, Parks, and Trails Fund ballot measure in 2005 the City has established a formal application process for land owners to follow if interested in selling their property to the City. This process requires application, staff review and then submission to the Natural Lands Preservation Advisory Board for initial review and consideration. Evaluation of the project merits will be based on the preservation values, goals and policies outlined within the adopted Open Space Master Plan. If support exists for continued consideration of the project, it is forwarded to the City Council for initial feedback before further evaluation is undertaken. If a project is consistent with the adopted Master Plan and the final details of the preservation effort have been presented to the Natural Lands Preservation Advisory Board, the project is forwarded to the City Council with a Board recommendation for final consideration.

While it is project-by-project specific as to what will be evaluated, each project will be go through some form of environmental evaluation either prior to or after acquisition. A Phase I Environmental Assessment is a typical due diligence item. In some instances biological, cultural and mineral resource assessments are undertaken based on the issues and preservation values associated with the specific parcel.

4.7 GREENPRINTING ASSESSMENT (SPATIAL ANALYSIS)

Greenprinting is a Geographic Information System (GIS) tool that can be used for informed decision making and public support in relation to open space, preservation and resource conservation. The process can graphically depict areas within the City's jurisdictional and comprehensive plan boundaries that display potentially high value resources that should be considered for protection. Greenprinting can be a dynamic process, one which a community can adjust and refine, over time, as new data becomes available and as changing community priorities dictate.

Information that can be utilized for the Greenprinting process include:

- Parcel data or census block data (for interpolation)
- Habitat areas and migration corridor
- Existing trail corridors and passive recreational lands
- Wetlands and floodplain – including studied and unstudied floodplain and floodways
- Rivers, creeks, streams, and other waterways
- Easements – including conservation, access, drainage, greenways, open space, utility
- Transportation – including roads, railroads, and trails
- Future zoning, Plans, or Districts – including land use plans

Figure 5 on the following page depicts the landscapes around the community with high value greenprint scores. In Chapter 8, section 8.3 of this plan is a full summary report of the greenprint assessment undertaken as part of the planning process.

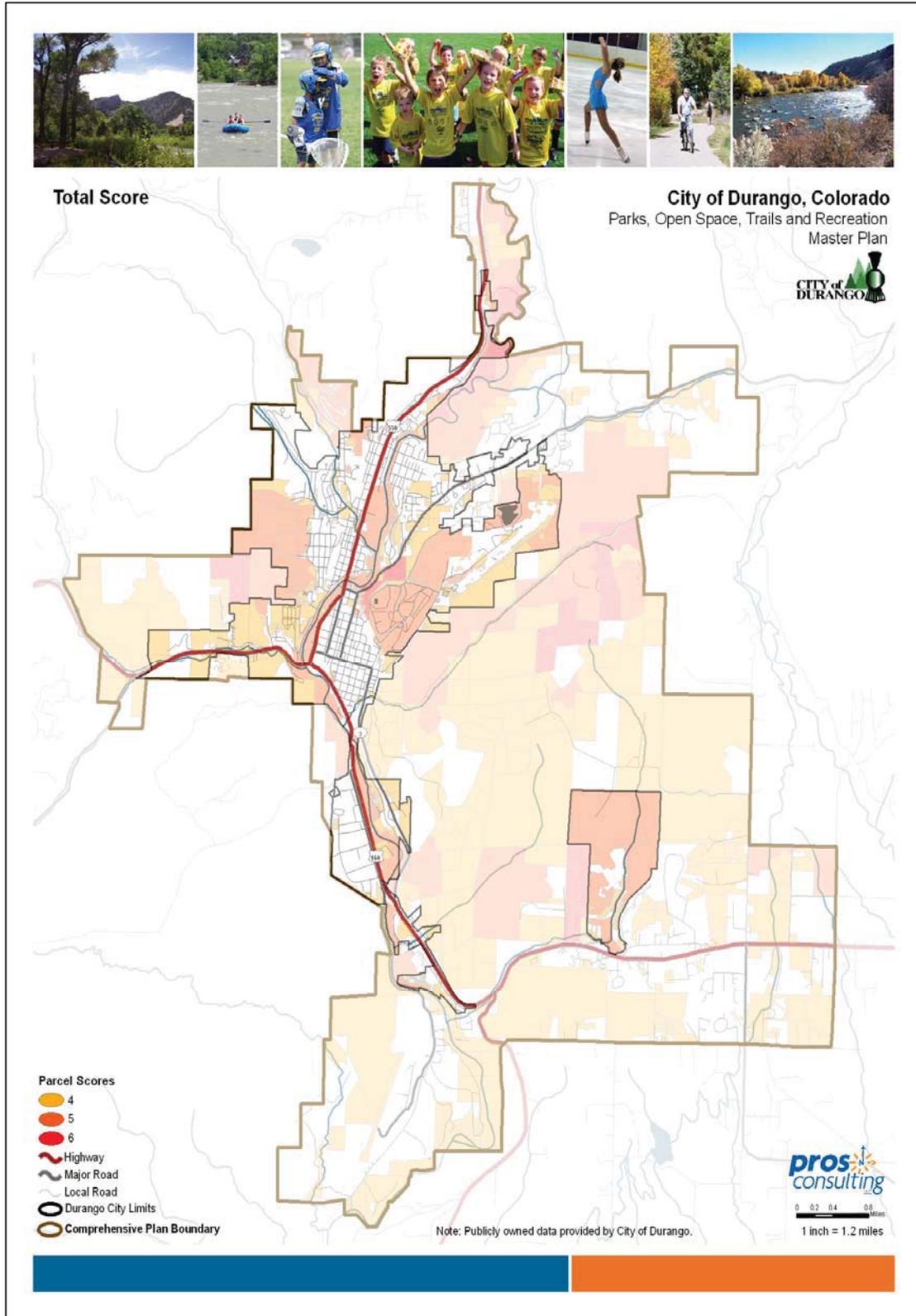


Figure 5 - High Value Greenprint Areas

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4.8 PRIORITY PRESERVATION AREAS

Utilizing the Greenprint spatial assessment in conjunction with other information gathered during the planning process including public meetings; the community survey; established preservation objectives; and the revised definition of open space, a map of priority preservation areas has been produced and is shown below (Figure 6).

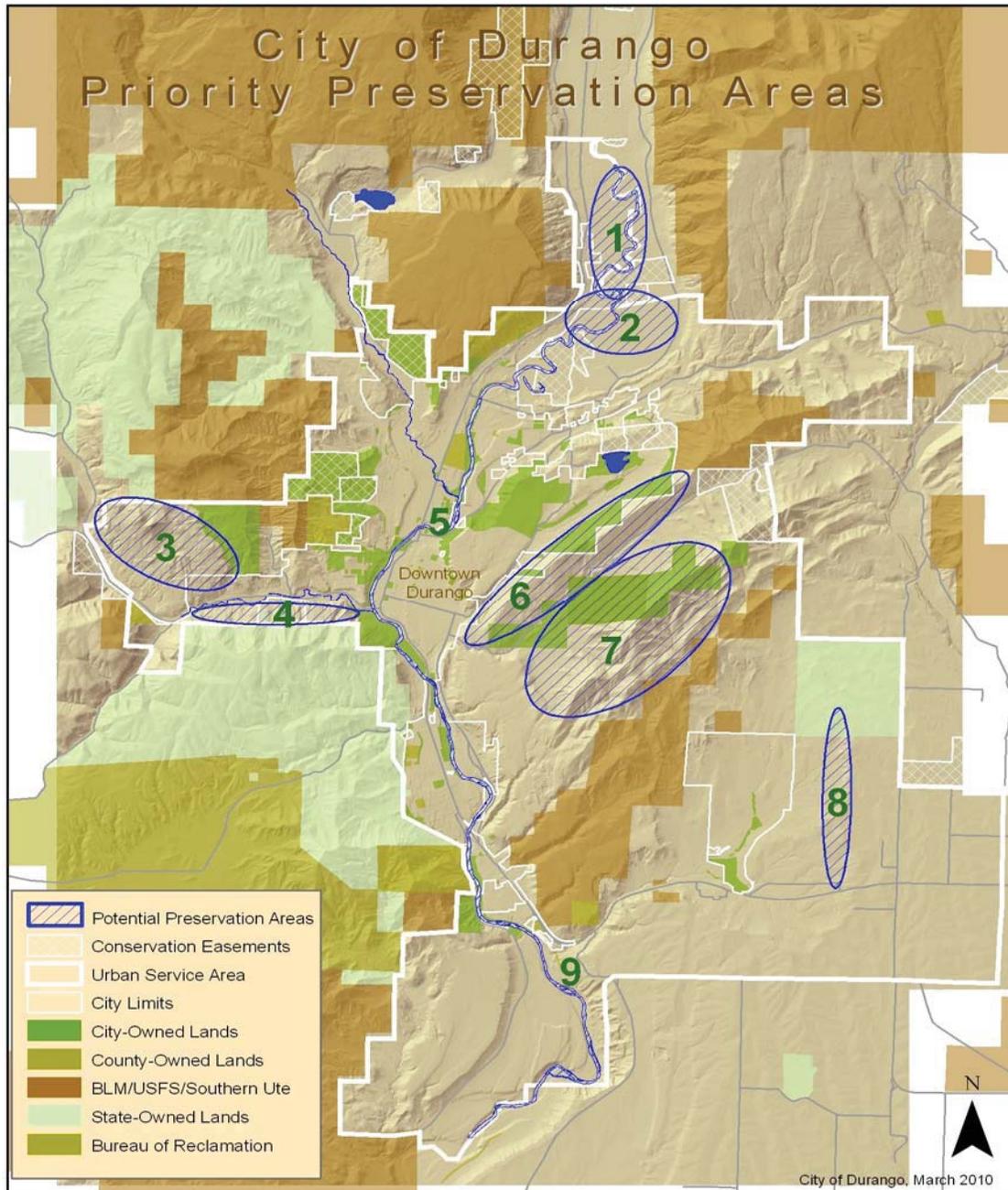


Figure 6 - Priority Preservation Areas



The numbers identified on the map reflect the following preservation areas:

1. **Animas River Greenway North:** This area includes a variety of preservation values including the Animas River, riparian river frontage, floodplain, and viewshed from Highway 550.
2. **Greenway working ranches and riparian areas:** This area is part of the Animas River Greenway north with the cottonwood peninsula/beach and former Kroeger Ranch property specifically identified.
3. **Twin Buttes:** The iconic Twin Buttes are located within this category along with additional acreage that is important to the scenic and wildlife values on the west side of Durango.
4. **U.S. Highway 160 West corridor:** This area sits on a prominent bench located above and to the immediate south of U.S. Highway 160 west. This area has viewshed and wildlife values associated with it.
5. **Animas River Greenway through Durango:** The Animas River Greenway through Durango is identified as the highest priority for protecting due to the vast array of values important to the community including the role it serves as a primary component to the City's identity; its role as the primary watershed and fishery for the community; and for the scenic, recreational and habitat values it offers.
6. **Raider Ridge:** A prominent ridge paralleling Goeglein Gulch Road and Jenkins Ranch Road with significant viewshed values. It establishes the western edge of Horse Gulch and overlooks Durango.
7. **Horse Gulch:** This is a high priority preservation area seen by many as Durango's central park. An area close to town with significant recreational, habitat and scenic values. While the City has preserved a large portion of the Horse Gulch meadow and ridges, the southern half of the meadow is privately owned, split into 35 acre parcels, and not protected against development. Additionally, County Road Right-of-Way (CR237) passes through Horse Gulch at the base of Raider Ridge as it travels to CR 234 to the east. While currently closed to traffic, this route could pose a threat to Horse Gulch if opened as an arterial road.
8. **Elmore's Ridge:** The is a prominent hill top located east of Grandview that is an integral part of the mountain backdrop/viewshed that is seen as you enter Durango from the east on Highway 160.
9. **Animas River Greenway South:** Like the Animas River Greenway north of town, this area also provides a variety of preservation values including the Animas River, riparian river frontage, and floodplain south of Durango.

It is important to note that these priority areas have been identified as such because of their unique values that have been identified as important to the community. The desire to protect these areas does not mean that the City or its partners will pursue public ownership of all of these lands. In some cases, that may be the preferred method of protection. In other cases, continued private ownership and stewardship, coupled with site sensitive land development techniques, may be the most appropriate means for protecting the values called out in this plan. Under any scenario, it is in the best interest of the overall community

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that the City, its partners, and private land owners work together in a spirit of cooperation to ensure an outcome that meets everyone's needs and desires.

4.9 SUMMARY OF OPEN SPACE PRIORITIES

The City of Durango has placed a high priority on the preservation of open space, including the permanent protection of important landscapes and the stewardship of the City's existing inventory of open space/natural lands. Priorities of the Open Space Program are as follows:

- Preservation of natural lands in the Animas River Greenway, ridgeline properties, and Horse Gulch should be the community's highest priority.
- Continue to preserve land that protects the mountain backdrop and viewsheds surrounding Durango.
- Other preservation opportunities should be prioritized based on preservation value, threat of loss and available resources.
- Develop a regional approach to partnerships with Fort Lewis College, open space conservancies, La Plata County, Bureau of Land Management, U.S. Forest Service, Colorado Division of Wildlife, Bureau of Reclamation and the land development community.
- Continue to expand upon preservation techniques to include methods other than fee-title acquisitions.
- Continue to refine and expand upon the management and stewardship activities within the open space system.
- Establish operation and maintenance Best Management Practices (BMP's) based on need and available resources.
- Establish and implement a healthy forest management plan.
- Continue to enhance volunteer opportunities within the open space system.
- Consider placing preserved lands having separated mineral rights into conservation easements as an additional control measure over possible surface disturbance associated with potential future mineral extraction activities.
- Evaluate other strategies to minimize surface disturbance associated with potential mineral extraction activities.

4.10 CONSERVATION TOOLBOX

The City has successfully used a set of "tools" to preserve open space over the past two decades. Some of the greatest successes of the 1990s and early 2000s came through the land use review and approval process with land dedications, deed restrictions, setback requirements and sensitive site design ensuring protection of important landscapes around the community. This regulatory approach, coupled with more traditional land acquisition techniques has resulted in significant preservation success that has allowed for many of the community goals to be met.

In the appendix to this plan are additional “tools” that may be of value to the City in its efforts to enhance its preservation capabilities. These tools are grouped into the following categories: regulatory, acquisition, land donation and management strategies. For each strategy, benefits and drawbacks are listed to help clarify the most appropriate strategy for a given opportunity.

4.11 FUNDING THE OPEN SPACE PROGRAM

The City has been successful in establishing local funding sources and leveraging these funds with grant funds to protect valued open space and natural lands around the community. However, additional funding partners are imperative if the City is to create enough “buying power” to continue to expand the open space program.

4.11.1 CITY OF DURANGO FUNDING

The 2001 Master Plan recommended full utilization of available funding sources for open space acquisition. Since adoption of the 2001 Plan, the City has expanded its local funding sources:

4.11.1.1 DEDICATED SALES TAX FUNDING

Two separate sales tax measures have been approved by the citizens of Durango that can be used in preserving open space and natural lands around the community. They include:

- 1) Recreation Complex/Trails Fund:** In 1999, City residents approved a one-half of one percent sales and use tax (one-half penny of every dollar spent) to support construction of the Durango Community Recreation Center and completion of the Animas River Trail. The resolution enacting the approved ballot measure, in part, reads “after construction (of the Community Recreation Center) has been completed, any tax revenues generated in excess of amounts required to make annual payments on the debt may be used for the operation and maintenance of the Community Recreation Center and for the development and construction of the Animas River Trail, *including adjacent greenway areas.*” This tax sunsets in 2019.

This fund has been used successfully to preserve lands within the Animas River Greenway that have trail connectivity to the Animas River Trail. This has included the Dallabetta Park Property, the Gardella Open Space Parcel, and the Rea Open Space Parcel.

- 2) Open Space, Parks and Trails Fund:** In 2005 City residents approved a second ballot measure to provide one-quarter penny of every dollar spent to be used to “finance the preservation, acquisition, and maintenance of natural lands including but not limited to, land to preserve water quality in rivers and streams, wildlife habitat, land for hiking and biking, and the creation of maintenance of parks and trails...” This tax sunsets in 2026. This funding source has allowed for significant non-greenway acquisitions to occur including the Dalla Mountain Park, the Cliff Rock parcel, and land in Horse Gulch.

Prior to the sunset of the Recreation Complex/Trails Fund and the Open Space, Parks and Trails Fund, the City should ask voters to permanently continue the dedicated funding source.

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An additional and viable source of funds that the City utilizes is the Great Outdoors Colorado (GOCO) Open Space Preservation Program. Since 2005, the City has received in excess of 3.5 million dollars in grants from GOCO to assist with land preservation efforts in Durango.

A summary of other funding sources and strategies that may prove useful to the City of Durango in leveraging local dollars are included as an appendix to this Plan.

4.12 OPEN SPACE POLICIES

4.12.1 GENERAL OPEN SPACE POLICIES

The Open Space Master Plan identifies four primary policy categories governing the open space program. These included the purpose and uses of open space; acquisition and protection of open space land; improvements of open space land; and management of open space land.

4.12.1.1 USES OF OPEN SPACE

- Open Space in Durango is intended to accommodate passive recreation, such as hiking, running, and bicycling to the degree they are compatible with the other resource values being protected. Recreational facilities in open space typically should be limited to trails and supporting picnic areas, interpretive facilities, restrooms, and parking lots. Not appropriate on Open Space land are development-intensive uses such as playgrounds, baseball diamonds, soccer fields, and swimming pools.
- The City will not dispose of or convert to another use, land acquired as open space unless the City receives in exchange land equal or greater in monetary and environmental value. In certain cases, it may be necessary to acquire a total property when only a portion of the property is desired for Open Space purposes. In such cases, and when identified prior to acquisition, the City may separate the undesired portion of the parcel for disposal or alternate uses. Any funds generated from the sale of the undesired portion of land shall be refunded to the appropriate City fund used in the original acquisition.

4.12.1.2 ACQUISITION AND PROTECTION OF OPEN SPACE

- Promote open space buffers as part of new developments, to provide recreational opportunities and visual buffers, and to protect ecological systems. When appropriate, open spaces lands shall be used to link residential and commercial areas, activity centers, recreation areas and other open spaces to the larger community.
- Land not suitable for development or passive recreation within new development proposals (e.g. steep grades, poor soils, floodplain areas, etc.) should be maintained as deed-restricted private open space and not accepted as publicly dedicated open space.
- The City will work cooperatively with and encourage other public and non-profit groups and private property owners to preserve open space.

- The City will utilize a variety of means to protect open space, including but not limited to: donations, intergovernmental agreements, acquisition of whole or partial-fee interests (easements, development rights, etc.), land use regulations and development guidelines.
- Purchase the fee title to land for open space when public access is desired and no other approach is possible that will meet the open space objective.
- The City will seek a permanent long-term dedicated funding source for open space expenditures. Open Space expenditures include the preservation of land; activities to protect or restore natural resources and improvements; to facilitate public access and to protect users and property. Funding for the preservation of open space and related projects are appropriate to come from the recently passed one-quarter cent sales tax. Prior to the sunset of this tax in 2026, efforts should be taken to make this tax a permanent long-term dedicated funding source.
- Potential acquisitions will be evaluated consistently by staff using the open space process identified within this plan in consultation with the Natural Lands Preservation Advisory Board.
- The open space preservation process may not be modified in the same meeting as they are used to evaluate a specific parcel of land.
- Decisions to purchase open space will be made by the Durango City Council based on the directions and policies of the Durango Comprehensive Plan and an evaluation of the open space needs of the community that will include, but not necessarily be limited to, recommendations from the Natural Lands Preservation Advisory Board.
- Open space preservation will include, when possible, preservation of mineral and water rights.
- The City will undertake baseline assessments of new and/or proposed open space parcels to identify primary resources and issues of importance.
- The City will encourage and pursue private dedications of open space land or conservation easements in areas adjacent to public Open Space, the Animas River, or in other locations that support the community's open space objectives.
- The City will work cooperatively with other public and non-profit groups and private property owners to help establish a green belt around the City consisting of a network of public lands, hillsides and private lands.

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4.12.1.3 IMPROVEMENTS OF OPEN SPACE LANDS

- The City may, in special circumstances, use open space lands for rights-of-way for roads, provided that such uses are consistent with the City's comprehensive plan. Water, sewer and other below ground utilities may be installed on open space lands with adequate financial guarantees in place to assure that the disturbed area will be restored to a rehabilitated natural appearance.
- Improvements on acquired open space land should be limited to actions required to manage/protect habitat and native vegetation, continuation of agriculture, and to provide passive recreational amenities.
- Landscape conditions caused by destructive natural phenomena (flooding, erosion, wildfires) may be modified for habitat restoration, public safety or the reconstruction of public facilities such as trails or cultural resources. Natural-appearing methods should be utilized for all such modifications.

4.12.1.4 MANAGEMENT OF OPEN SPACE LANDS

- The City should inventory in detail all land that is acquired (i.e. collect existing data, photographic record, and specific studies as warranted to document unique conditions) and monitor the land at least annually. Management objectives will be identified for all newly preserved lands as part of an overall management plan.
- All utility and public works projects shall be consistent with the City's open space objectives for the property. Wherever feasible, utility corridors, easements, drainage crossings, transportation corridors and associated development projects shall be designed and constructed to minimize impacts.
- The City should establish a land dedication education and incentive program in partnership with organizations like the La Plata Open Space Conservancy, La Plata County, Colorado State Forest Service, Bureau of Land Management, Natural Resource Conservation Service and the Colorado Division of Wildlife.
- When agricultural lands are acquired, the City may allow continued agricultural uses. Agricultural leases may afford limited public access for passive use when not in conflict with the primary use of the property.
- The City will strive to maintain the integrity of water delivery and storage structures on its open space lands. The City should responsibly manage water for beneficial uses to ensure the protection of water rights.
- The natural ecosystem of open space lands should be protected. Viable communities of native plants, animals, birds, fish and reptiles should be preserved. Non-native species may be introduced only if they do not eliminate or displace native species and only with the approval of appropriate agencies.
- The City may close an open space property temporarily if necessary to protect a natural resource, establish management objectives or to make a property safe for public enjoyment.

- The City may modify landscape conditions caused by destructive natural phenomena (flooding, erosion, wildfires) for habitat restoration, public safety or the reconstruction of public facilities such as trail or cultural resources. Natural-appearing methods should be utilized for all such modifications.
- The City will seek to protect significant historic, archaeological and ethnographic (rock-art) resources on open space lands. Potential resources will be evaluated in accordance with Durango's Historic Preservation Board and State and National Register standards. Archaeological resources shall be left undisturbed unless removal is justified for protection. Historic areas, structures or landscapes will be preserved in their present condition if that condition allows satisfactory maintenance and use within the financial constraints of the program. Cultural resources not identified as having local, state or national significance may be permitted to deteriorate naturally, unless their removal is necessary for public safety or to restore land to its natural condition.
- The City will actively encourage volunteers as a resource. The Open Space Program should support volunteer work that is meaningful, productive and satisfying for the volunteers.
- The City should update the Parks, Open Space, Trails and Recreation Master Plan routinely in conjunction with Durango Comprehensive Plan reviews.
- The City should monitor and evaluate all State and Federal agency proposals within the City's planning area that could affect the City open space goals.

4.13 MANAGEMENT PRINCIPLES

The City of Durango has managed open space resources for several decades. Management plans and/or objectives are developed for all newly preserved lands. The purpose of management plans is to document and quantify the resource values being preserved and to establish stewardship protocol for each site that will ensure the long-term sustainability of the resources. All open space properties should be managed to protect the natural resources including the removal of trash and invasive noxious weeds, maintenance of the formal trail system and trailheads, elimination of social or unauthorized trails and other illegal activities including camping.

Specific management goals should include:

- Monitor and respond to community concerns, especially where a threat to the resource impacts ecologic, recreational or scenic values
- Deed, zoning and easement compliance to ensure that land use is in keeping with ownership rights
- Promote protection of wildlife habitat to ensure health of the ecosystem
- Maintain trails, trailheads, access points and signage for public access and use
- Debris and litter removal so that the resource is clean and accessible
- Trash removal from river put-ins and other shoreline access points
- Flood and erosion hazard reduction to protect public health and safety

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- Aquatic habitat protection (fish, amphibians, etc.) to ensure health of the ecosystem
- In-stream flow monitoring to determine major and minor seasonal changes
- Vegetation management/restoration including weeds and invasive plant removal
- Maintain portage and fishing trails/access points
- Remedy social trails to reduce impact to the resource
- Ongoing fire management and healthy forest initiatives

4.13.1 STEWARDSHIP RESOURCE CONSIDERATIONS

As the City's open space inventory expands, the City of Durango will need to give consideration to the staffing and organizational structure of the open space program. As of 2009, two staff positions are identified within the organizational framework for open space acquisition and trail development in the Parks, Open Space and Trails Development Division. Care and stewardship of open space parcels falls under the purview of the Parks and Recreation Department's Parks Maintenance Division, which has 7 full-time and 8 part-time seasonal staff.

The City is fortunate to also have a strong relationship with community volunteers who have provided significant assistance over the years. In particular, Trails 2000, an organization dedicated to the preservation of open space and the establishment and stewardship of the community's natural surface trail system has been of critical importance to the City, helping to establish and care for the natural surface trails in the community since 1990.

As of 2009, City staffing was generally consistent with what other communities have provided during the early years of open space program establishment. Initially a community will put its primary focus on acquisition, with the stewardship and education aspect of the program following later as the program expands. As the primary preservation goals of the program are met, stewardship and education take on more emphasis and a higher percentage of the program resources.

An evaluation of several larger open space, park and trail programs around Colorado that have been in existence for a number of decades provides insight into the traditional evolution of an open space program. These programs began with limited staff, eventually progressing to more staff dedicated to a diversified program of stewardship, outreach, education and operation.

In order for the City to meet the future needs of the open space program as it evolves, a thorough review of staff capacity, responsibilities, and duties should be conducted on a regular basis. The eventual addition of staff to focus on resource stewardship, outreach, volunteer coordination and environmental education would be consistent with other programs around Colorado.



4.13.2 MINERAL EXTRACTION

Mineral rights pose a unique problem for the preservation, protection and stewardship of open space lands within and surrounding the City of Durango. Most large tracts of land in and around Durango have had their mineral rights separated from the surface rights. What this means is that the City can acquire surface rights for land preservation purposes but will, in most cases, not own or control the minerals that are located below the surface. As such, successful land preservation in Durango will be dependent upon effectively addressing this issue.

A mineral right is a right to extract mineral(s), or to receive payment for the extraction of minerals. In general a "mineral" refers to fossil fuels (oil, natural gas, coal), metals (gold, copper, silver, iron), mineable rock products (limestone, gypsum, salt), as well as sand, gravel, or peat. The concern for open space conservation is that when purchasing a parcel of land, finding out who owns the mineral rights and what they intend to do with those rights could affect the long term conservation and stewardship priorities for the parcel. It can also be difficult to assemble all rights (surface and below surface) under single ownership. Mineral rights are part of property rights and may be sold, transferred, or leased as with other property rights. For the most part, the City of Durango, and for that matter La Plata County, are purchasing surface rights when they protect and steward open space resources. Mineral Rights are typically not included in the sale of surface rights, and can be sold separately or retained by the seller. Mineral Rights may be owned in their entirety or in fractions. In addition, an owner of mineral rights might own one or more than total minerals on the land, or may only own the rights to certain minerals by a specified depth below the ground.

A mineral right owner has the right to extract the mineral deposit, though it is seldom done due to the high costs associated with exploration and production activities. Typically, a mineral owner leases mineral rights to a company through a lease that grants the company the right to develop and produce minerals in the leased parcel of the land. The mineral owner is usually paid a set amount of money when the lease is signed. In addition, a lease normally specifies agreements as to use the land for extraction of the minerals, as well as what compensation will be if any damage to land or vegetation occurs.

When a land owner refuses a mineral right owner the opportunity to extract minerals, the mineral right owner typically petitions the State to compel the non-consenting land owner to participate in the exploration and development of the land's minerals. Because mineral extraction can generate money for the mineral rights owner, a land owner's best interests are served by an understanding the history and all existing contracts associated with a parcel of land.

There are two resource publications that are of great value to the City of Durango in dealing with the current and future mineral rights issue as it pertains to open space conservation and stewardship. The first is the Colorado Coalition of Land Trusts "Mineral Development and Land Conservation" handbook, available for purchase from the Coalition. The second is the "Mineral Extraction Policy Plan" used by Jefferson County, Colorado since 1977 to guide land use decision making. The City of Durango should have both of these publications on file and utilize these resources to implement both policy and practice when it comes to

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resolving open space conservation and stewardship plans and programs for lands that contain mineral rights.

Most importantly, the City should prepare and publish a program of action for how it will effectively accommodate mineral right extraction, while at the same time conserving and stewarding open space resources. This policy should address how surface rights and surface features are protected while at the same time accommodating mineral extraction activities. The two publications offer the City ample guidance on crafting such a policy statement. In addition, such language should be made part of the zoning and land use development codes, and codified as part of doing business within the City.



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CHAPTER FIVE - TRAILS PLAN

5.1 INTRODUCTION

The Trails Plan is an element of the over-arching Durango Parks, Open Space, Trails and Recreation Master Plan. Its purpose is to describe the vision, structure, policies, priorities and actions that are required by the City of Durango to expand its interconnected network of trails throughout the community over the coming decade.

One of the goals of this Plan is to define the major elements and programmatic objectives for the trail system. To accomplish this, the findings, conclusions and recommendations of the 2001 City of Durango Parks, Open Space and Trails Master Plan have been utilized as the foundation for the new Trails Plan. This Plan suggests ways in which the 2001 Trails Master Plan can be expanded, modernized and more thoroughly articulated in order to give Durango the additional tools necessary to effectively expand and care for its community-wide trail network. The Plan is designed to define elements of the trails program, describes the community trail system, and offers strategies for expanding and maintaining the system. Overall recommendations for trails are reiterated in the recommendations and implementation section at the end of the Plan.

The adopted 2007 City of Durango Comprehensive Plan also served as a guide to the work of this Plan, in particular Chapter 2: Vision, Chapter 8: Transportation Element, and Chapter 10: Parks Recreation, Open Space and Trails Element.

“Residents of Durango have a wide selection of trails in the community, including paved and unpaved bicycle and mountain bike, hiking and ski trails. These trails provide transportation related and recreational benefits to many residents.”

Transportation Element, 2007 Comprehensive Plan





5.2 TRAILS ELEMENT

5.2.1 SYSTEM OVERVIEW AND HISTORY

The City of Durango trail system is well developed, with approximately 95 miles of interconnected hard surface and natural surface trails. In 2009, approximately 12 miles were hard surface trails and 83 miles were natural surface trails.

The Animas River Trail (ART) is the centerpiece of the City's hard-surface trail network. It runs along the banks of the Animas River, linking together and providing easy access to twelve city parks, hundreds acres of open space, the community recreation center, the Durango public library, and a variety of other destinations. It is a recreational trail as well as an important component of the City's multi-modal transportation network, serving as the spine of the City's overall network of trails. It is used extensively by area residents and visitors, including pedestrians, cyclists, in-line skaters, joggers, dog walkers, fisherman, and an assortment of other users of all ages and abilities. In the 2001 Trails Master Plan, the City envisioned an expanded trails network that would utilize the Animas River Trail as a "spine route" and have both lateral connections and looped trails to offer recreation, transportation and tourism benefits to the community. A substantial emphasis of the 2001 Trails Plan was the completion of the Animas River Trail, both north and south of the central core of the community. The City has made great strides towards completion of the Animas River Trail, with nearly 6.25 miles of trail having been completed by 2009.

In addition to the Animas River Trail, the Plan identified priority projects needed to achieve a functional network of interconnected trails. Other hard-surface trails envisioned in the 2001 Plan included spur trails along Junction Creek, College Mesa, the Highway 160 East Corridor referred to as the Safe Multi-Modal Aesthetic Regional Transportation (SMART 160) Trail, the Lightner Creek/Hwy 160 West Corridor (also referred to as SMART 160), as well as an assortment of separated grade crossings of U.S. Highway 550 and 160.

The community's natural-surface trail system includes trails that pass through an assortment of publicly and privately-owned properties. In excess of 83 miles of natural, dirt single and two-track trails wind their way around Durango. A significant portion of this system originated over a century ago as part of historic wagon routes and federal land routes used to transport goods and services throughout the region. These routes were later transformed to recreational routes as both motorized and non-motorized trail enthusiasts became familiar with the area trails. More recently, in the later 1980s and early 1990's the mountain bike was introduced to the area as was a new generation of outdoor enthusiast who have embraced the area trail system for a more passive, non-,motorized experience.

In 1990 Trails 2000 was established, and with it came a focused effort to organize, further develop, and maintain the system of trails around Durango for non-motorized trail enthusiasts. The natural surface trail system that exists in Durango as of 2010 is largely the result of the efforts of Trails 2000 and its volunteers who have donated their time and resources to ensure that the Durango area has a world class natural surface trail system.

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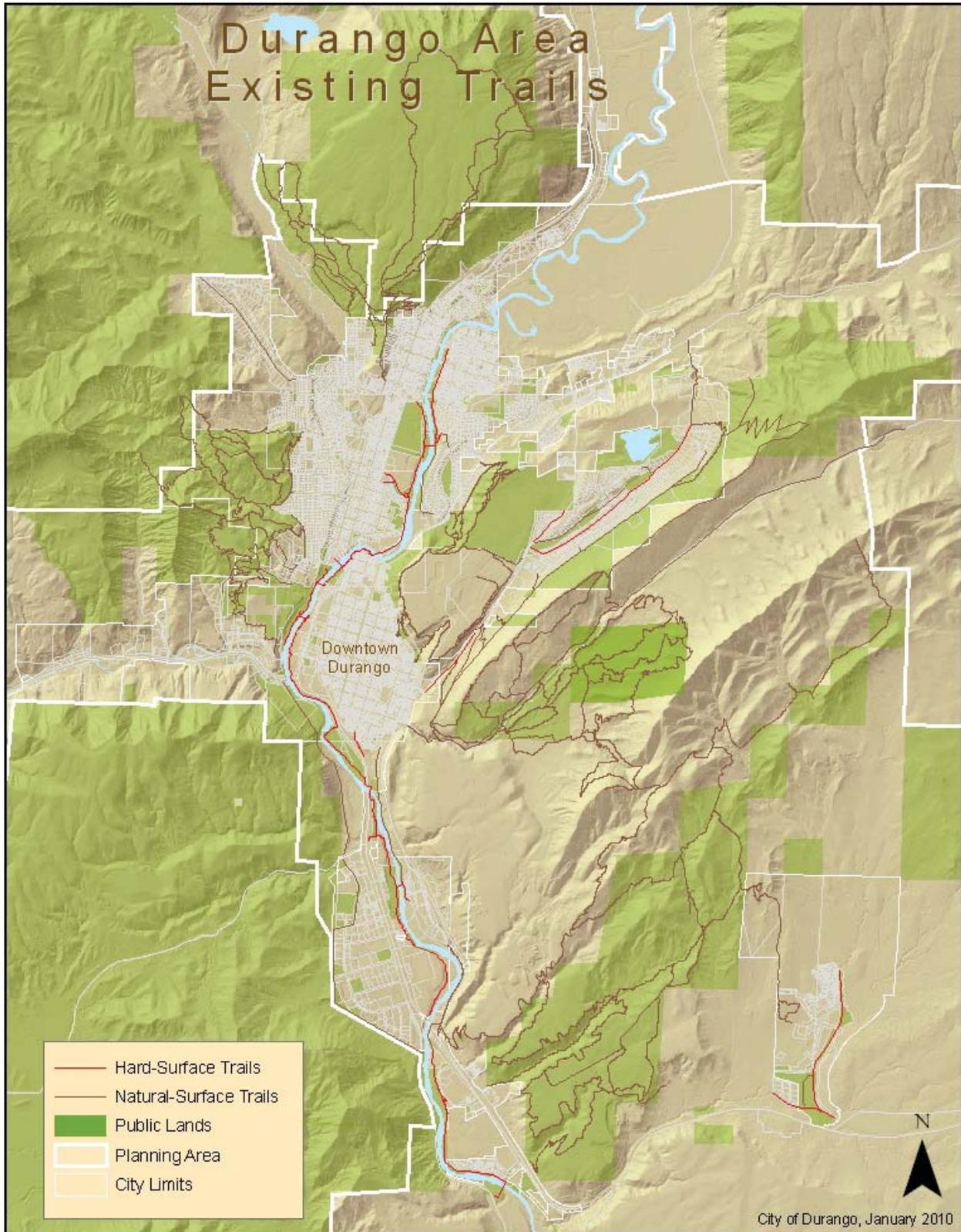


Figure 7 - Existing Trail System



As part of the City's overall multi-modal transportation network is an established system of on-street bicycle routes and striped bike lanes. This system is shown on the following map. In 2010 the City will complete its first multi-modal master plan, providing a guide to updating the system of bike lanes and routes that will tie into the City's existing and proposed trail system. The overall connectivity provided by the City's existing and planned system of on and off-road bicycle and pedestrian facilities garnered Durango the designation of a Silver Level Bicycle Friendly Community by the League of American Bicyclist in 2008.

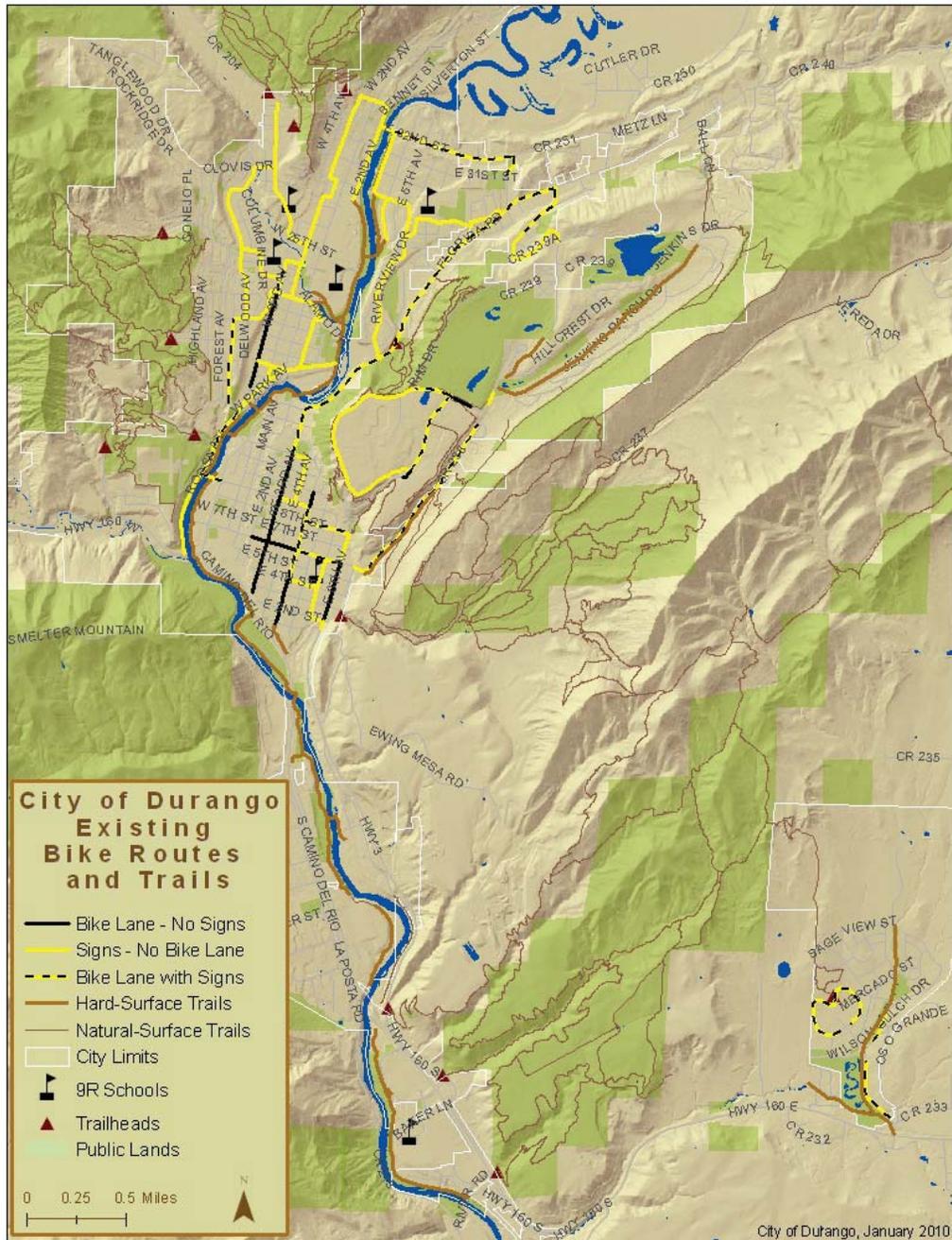


Figure 8 - Existing Bike Routes and Trails

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5.3 DEFINITIONS AND VOCABULARY

In order to fully understand the range of trails that have been developed, and should be developed, throughout the community, a vocabulary needs to be established for the Durango trails system that accurately defines and describes each trail type. The following vocabulary describes the diversity of existing and planned trails.

5.3.1 FOOTPATHS AND BACKCOUNTRY TRAILS (ALSO KNOWN AS NATURAL SURFACE TRAILS)

This designation applies to trails that are natural, soft surface trails designed to accommodate hikers, mountain bikers, equestrians (where permitted), and other non-motorized users. The corridor, or land area that is host to the trail, will remain primarily in a natural state, and may contain areas that limit the extent of trail facility development. Trails are typically dirt up to four feet wide. These trails access the wildland-urban interface lands around Durango including Overend Mountain Park, Dalla Mountain Park, Animas Mountain, Grandview Ridge, Horse Gulch and other BLM and National Forest lands where a more natural character is desired. They are generally remote from the urbanized areas of the trails system and may include limited amenities such as signage, benches, and in some instance, picnic tables.





5.3.2 UNPAVED MULTI-USE TRAIL

This designation also applies to trail corridors within wildland-urban interface lands where the adjacent natural areas, rural landscapes or historic sites dictate a more formal trail yet still provide a natural facility development objective. Historically, Durango has not developed this type of trail. However, as the population ages and the community expands, there may be a need for such trails in the future to serve natural interpretive areas, scenic vistas, rail trails, and other corridors of interest. These unpaved trails could be surfaced with gravel or natural surface (up to 12 feet wide) for use by bicyclists, walkers, joggers, and equestrians (where permitted). When possible, these trails should be designed to applicable accessibility standards allowing for the widest variety of users. Trail head facilities and other amenities such as benches, interpretive signage, picnic tables, and restrooms could be developed as needed, and where appropriate.



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5.3.3 PAVED MULTI-USE TRAILS

This designation applies to trails where high use is anticipated and when the trails are expected to be used as transportation routes, such as the Animas River Trail and other trails that will establish Durango’s primary hard-surface trail system; A wide variety of user groups such as bicyclists; walkers and joggers; roller-bladers and roller-skiers; and physically challenged individuals use multi-use trails. The City’s design standards for such a trail can vary, but typically the trail will be built of concrete and 10 feet wide. The width of the trail can expand to 12 feet or even 14 feet depending on the level of anticipated use and the areas in which it passes through. As with the Animas River Trail, trail head facilities and other amenities such as lights, benches, signage and restroom facilities may be developed as needed and where appropriate.





5.3.4 ROADSIDE TRAILS AND SIDEWALKS

This designation applies to trails in urban areas where an off-road option is not possible, or corridors which function as connections between off-road trails and major origins and destinations. On-road trails would consist of sidewalks for pedestrian use and multipurpose roadside trails for wheeled and non-wheeled travel. Pedestrian-scale lighting, street trees, benches and other amenities could be developed to encourage sidewalk use. For all sidepath trails, the parallel roadway must have very few driveway cuts. Also, trail designers need to evaluate driveway stacking and intersection design when establishing sidepaths.



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5.3.5 BIKE ROUTES AND BIKE LANES

This designation applies to corridors in urban areas where off-the-road options are not possible, or corridors which function as connections between off-road trails and major origins and destinations. These are on-road routes including local streets, collector streets, and arterial streets suitable for bicycle use. They are used for bicycle transportation and may link regional and local trails and trail segments together. On-street routes may have defined bike lanes or “bike route” designation. Note that design requirements for on-street bicycle usage will vary depending on traffic speed and volumes, grades, parking and other factors. The City of Durango establishes five foot wide bike lanes on all arterial streets and has an established and signed bike route system within City limits. In 2010 the City will complete a multi-modal master plan that will clearly articulate the need for proposed and revised alignments for bike routes and bike lanes.



5.4 EXISTING TRAIL SYTEM

5.4.1 SYSTEM DESCRIPTION AND ASSESSMENT

In addition to the Animas River Trail and its planned extensions, the area offers one of the nation's most complete and diverse natural surface trail systems which includes hundreds of miles of trails linking Durango to surrounding public lands. This natural surface trail system has garnered international attention as a destination for mountain bikers and has provided the training grounds for many of the country's top cyclists who call Durango home.

Highlights of the area trail network include:

- Animas River Trail and the hard surface trail system – with nearly 12 miles;
- Overend Mountain Park - with approximately 12.1 miles of natural surface trails;
- Dalla Mountain Park - with approximately 4.7 miles of natural surface trails ;
- Animas City Mountain- with approximately 9.2 miles of natural surface trails; and
- Horse Gulch/Telegraph System - with approximately 57.2 miles of natural surface trails;
- Start/End point for the nearly 500 mile Colorado Trail at Junction Creek Trailhead;
- Miles of connecting trails linking neighborhoods with destinations around the community.

5.4.2 UPDATE ON 2001 PLAN GOALS

In 2001, the City established a set of 12 major project goals for future development of its trails system. These goals were revisited as part of the 2009 planning process. The text below provides an update on these goals:.

1. *Goal: The Animas River Trail (ART) should be considered, and designed as a linear park and transportation corridor with abundant greenway areas to complement the trail.*

The ART is an integral part of the Animas River Greenway, which is considered a linear park. While the ART serves as an important transportation corridor as well, and will continue to do so in the future, it is also a very popular recreational trail that can sometimes result in user conflict due to the speed of commuting cyclists. The continued evolution of the City's multi-modal transportation network will eventually result in a more effective network of on-street bike routes and safe intersections, helping to de-emphasize the ART as a through-commuter transportation corridor.

2. *Goal: The ART and associated greenway should be designed to accommodate multiple uses such as: recreation; transportation; visual buffering; flood prevention and wetland; plant and animal habitat protection, enhancement and restoration.*

New sections of the ART are built of concrete, no less than 10 feet wide, are lighted, and meet Federal accessibility standards. This allows for a very wide variety of users including pedestrians, cyclists, in-line skaters, joggers, strollers,

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dog walkers, fisherman, and other users of all ages and abilities. Natural surface trails also exist within the greenway and connect with the ART, providing anglers and others with convenient access to a less developed setting along the river's edge.

3. *Goal: The "spine" of the ART should be completed as soon as possible.*

The City has completed approximately 4.7 miles of continuous ART from 29th Street at the north end of town south to the Durango Mall. Several additional trail sections, totally approximately 1.5 miles have been completed from the Durango Mall south to the Rivera Bridge at River Road near Home Depot. Two remaining sections in this reach are scheduled for completion in 2010: (1) the "Mall Corner" trail section; and (2) the South Durango Pedestrian Bridge and Trail. Once these sections are completed, the ART will be completed from 29th Street to Rivera Bridge, a total of approximately 6 miles. The two-mile section planned from 29th Street north to the City limits near North Animas Village is under design development with construction anticipated to be phased in over several years. As the City limits expand to the north and south, it is expected that the ART will also expand with it.

4. *Goal: The ART should have looped trail opportunities in core areas, to ease congestion and provide variety and options for trail users.*

Several looped trail opportunities have been established in the core area near downtown. Additional hard surface looped trail opportunities envisioned for the core area have yet to be developed—the downtown loop connecting the Schneider Park Bridge with the 9th Street Bridge on the east side of the river, and the Roosa loop connecting the 9th Street Bridge with the Hwy 160 Bridge on the west side of the river. Several informal natural surface loops also exist within the Greenway and tie into the Animas River Trail at the pedestrian bridges in the system.

5. *Goal: The overall system of trails and bicycle lanes through city neighborhoods and along commuter routes should be designed for efficient (direct) routes that provide real alternatives to automobile travel.*

The trail system is one component of the City's multi-modal transportation network. Arterial streets within the City are another component of this network, and include striped bike lanes. The City's network of streets also include signed bike routes. The continued evolution of the City's multi-modal transportation network will result in an even more effective network of on-street bike routes and safe intersections, providing a functional alternative to motor vehicle travel.

6. *Goal: Trails should be created and extended in anticipation of, or concurrently with new development.*

Many sections of the City's hard surface trail system have been built independent of development projects. In areas where new developments have been proposed, it has been common practice for trails to be incorporated into the overall design, with the developer participating in its construction. Trail connectivity between community destination points is a core tenet of Durango's trails program.

7. *Goal: Maintain existing public lands connections and establish new ones in areas lacking public access.*

Effective and multiple public access points to the trail system and adjoining public lands is another core tenet of Durango's trails program and is also a requirement of the City's Land Use Development Code.

8. *Goal: Accessibility should be incorporated whenever reasonably practical into new trails, and into improvements for existing trails.*

City of Durango hard surface trails are built for accessibility, meeting the standards of American Association of State Highway and Transportation Officials (AASHTO) and American with Disabilities Act (ADA), where applicable.

9. *Goal: Trails should be located and designed to blend with the surrounding environment.*

The City's hard surface trails are built to uniform design standards and specification in order to meet accessibility, maintenance, and aesthetic requirements of the City. Natural surface trails are typically hand built, limiting their visual impact on their surroundings.

10. *Goal: The City should regularly coordinate trail development efforts with other local governments, state, and federal agencies and private organizations.*

Trail development activities are often coordinated with other local agencies and organizations to ensure functional integration of the various trail systems developed or managed by other entities around the community.

11. *Goal: The City should consolidate in one staff position the day-to-day management of planning, design, acquisition, construction, maintenance and financing of trails.*

Day-to-day activities associated with planning, design, acquisition, construction, maintenance and financing of trails is handled by a team of full-time City employees including administrative, engineering, planning, landscape architect, and maintenance staff from several City departments.

12. *Goal: Consistent standards should be adopted to provide direction for the design, construction, and management of trails in the City.*

The City's hard surface trails are built to uniform design standards and specification in order to meet accessibility, maintenance, and aesthetic requirements of the City. These requirements are consistent with the standards of American Association of State Highway and Transportation Officials (AASHTO) and American with Disabilities Act (ADA).

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5.5 PRIMARY TRAIL SYSTEM GOALS

This Plan reiterates three primary goals from the 2001 Plan that will allow for the successful continuation of Durango’s trail development efforts in the coming decade.

5.5.1 COMPLETE THE ANIMAS RIVER TRAIL

The first and most important goal is to complete the Animas River Trail (ART) to the south and north city limits. While much of this work has been completed, several sections have yet to be built and should be completed prior to the sunset of the Recreation Complex/Trail dedicated sales tax in 2019. Additionally, several sections of the ART that were built in past decades are substandard and should be reconstructed to current standards to ensure user safety, good accessibility, and to reduce future maintenance costs.

5.5.2 BUILD LATERAL TRAIL CONNECTIONS TO ANIMAS RIVER TRAIL

The second most important goal is to build lateral connections to the Animas River Trail that establishes a functional and continuous trail system through the community. This includes both hard and natural surface trails. Primary hard surface lateral trails include the U.S. Highway 160 “SMART 160 Trail” east and west spine; the Santa Rita Trail linking the ART at Santa Rita Park to the Goeglein Gulch Trail and the College Mesa. Effectively developing these lateral trails will require crossing U.S. Highways 550 and 160 which will necessitate consideration of underpasses, overpasses, or at-grade intersection improvements to ensure safe and functional crossing.

5.5.3 COMPLETE A NETWORK OF TRAILS THROUGHOUT COMMUNITY

An additional goal is the continued development of other neighborhood connectors throughout the trail network. This may include both hard and natural surface trails, sidewalks and bike lanes, and bike routes that enable residents and tourists to travel throughout the community to popular destinations, and use the trails for recreation, health and fitness and transportation. Key to this is the development of loop trails that offer a wide variety of travel options for trail users.

5.6 PRIMARY TRAIL SYSTEM POLICIES

The 2001 Trails Master Plan contained specific trail policies that were used to implement the trails program over the past decade. Many of these policies are still relevant and are reiterated here:

1. The Animas River Trail will be designed to meet AASHTO standards for bicycle paths wherever feasible
2. The City will pursue creative methods of trail easement acquisition and strive to work with willing property owners when acquiring trail easements.
3. When developing trails through residential neighborhoods efforts will be made to maintain the privacy of existing residences.



4. When warranted, the City will evaluate the feasibility of incorporating trails into utility and road projects.
5. The City will protect future trail corridors through:
 - a. Easement acquisition through dedication or purchase during the development review process
 - b. Establishment of adequate building setbacks
6. The City will continue to monitor trail safety conditions, including regular inventories of trail and bridge conditions to assist in the identification of safety improvements and the development of maintenance schedules.
7. The City places a high priority on establishing the Animas River Greenway and will work with property owners along the River to incorporate trail easements and land preservation as part of new development wherever feasible.
8. The City will place a high priority on establishing and preserving public access to the Animas River where it is important to recreational users.
9. The City will maintain public ownership of public lands along the Animas River.
10. The City should develop loop trail opportunities along the Animas River Trail.
11. The City should develop trail opportunities from Durango neighborhoods to adjacent and surrounding mesas, ridges and parks.
12. The City will require new development to provide trail linkages to adjacent public lands.
13. Property along drainages is appropriate for greenway and trail development so long as compatible with protection of viable wildlife habitats.
14. The City will seek grant funds to leverage local sales tax revenues in the development of the community trail system.
15. The City will continue to encourage coordination with La Plata County in developing an integrated trail system.

5.7 TRAIL PROJECTS AND EASEMENT NEEDS

5.7.1 KEY FINDINGS OF COMMUNITY SURVEY

The City of Durango conducted a Community Attitude and Interest Survey in 2009 to establish priorities for the future development of parks, trails, recreation facilities, and the preservation of open space in the community. The survey obtained statistically valid results from households throughout the City. With respect to trails, 88% of residents have used the community trails system. The most important park and recreation facilities to Durango residents are the hiking and biking trails, natural surface trails and hard surface trails of the community. Residents would like to see more hard surfaced trails developed and more equestrian trails.

5.7.2 TRAIL NEEDS

Trail needs are divided into 3 categories—proposed future trails, trailhead improvements, and future reconstruction needs. Proposed future trails are depicted on **Figure 9 & 10** and described below.

A) Proposed Future Trails

Proposed future trails are identified and prioritized using the 2001 Master Plan as the foundation of the Plan; an evaluation of the existing gaps in the system and known future trail system within the planning area; and incorporating pertinent public input received during the planning process.

1) Completion of the Animas River Trail (ART)

- a) South of River Road to the eventual tie in point with the SMART 160 Trail to Grandview:** The 2001 Trails Master Plan identified the Wilson Gulch area as the preferred location for the terminus of the ART and the logical crossing point to connect to the SMART 160 Trail. The final location for this extension and crossing will require close coordination with CDOT to ensure that it is consistent with the intent of the Environmental Impact Statement prepared for the Highway 160 reconstruction project;
- b) Humane Society to Durango Mall:** This trail and pedestrian bridge crossing the Animas River upstream of the Highway 550/160 High bridge will connect the completed section of the ART south of the Humane Society with the ART behind the Durango Mall (Scheduled for completion in spring 2010)
- c) Northeast Durango Mall Corner:** This missing link in the ART will connect the southern section of the trail with the main section of the ART as it heads north to Downtown and on to 29th Street (Scheduled for completion late 2010)
- d) 29th Street to 32nd Street:** This section of the ART is envisioned to be built close to and paralleling E. 3rd Avenue to limit impacts of the narrow and linear Memorial Park (Proposed for construction in 2011)
- e) 32nd Street to north City Limits:** This nearly 2 mile section is envisioned to be built in sections within the Durango and Silverton Narrow Gauge Railroad corridor. With completion of the missing links in the mainline ART as described above, this extension will become the next focus of attention for the community (this segment was under design development in 2010).

2) Construction of the Paved Multi-Use SMART 160 Trail

- a) SMART 160 East to Three Springs Boulevard:** Several sections of the trail are either already completed or under design. As of 2009, the final alignment between the CDOT interchange area and the Sale Barn Trailhead at River Road has not yet been decided upon. The abandoned

railroad grade or the sanitary sewer line and utility corridor provide the best alternatives for this section. A natural surface alternative that passes through BLM and County property to connect to the Sale Barn Trailhead should be evaluated as an interim solution to the final alignment.

- b) SMART 160 West to Lightner Creek Road:** The 2009 approval of the Twin Buttes Conceptual Plan has elevated this project's community interest. A western section of this trail has been proposed to be constructed as part of the Twin Buttes development. Preliminary alignment analysis of the section from the Animas River to Wild Cat Canyon Road has shown that an alignment paralleling Lightner Creek may provide the ideal user experience. However, due to potential high cost of such an alternative, the limited sun exposure during winter months, and the trail's close proximity to the Highway 160, an alternative alignment should be evaluated that sets the alignment primarily on the north side of Highway 160 which would provide a less expensive and more favorable year round alignment.

SMART 160 East to Three Springs Boulevard will receive priority of the two proposed SMART 160 Trail segments. Development proposals within the entire SMART 160 corridor will be evaluated by the City to ensure opportunities to acquire appropriate easements and/or develop trail segments are realized as part of the development process.

- 3) Construction of the paved multi-use Santa Rita Trail--Santa Rita Park to Goeglein Gulch Road:** From Santa Rita Park, this trail is proposed to travel east between Santa Rita Drive and the Santa Rita drainage, then under the State Highway 3 box culvert to E. 9th Avenue where it would head north within the City road right-of-way, eventually tying into Goeglein Gulch Road and Trail towards College Mesa. As an additional phase of this trail, a defined corridor should be established through Santa Rita Park from the ART to the signalized intersection of Santa Rita Drive and Us Highway 550/160. This could be accomplished through pavement markings and/or signage within the park.
- 4) Completion of the paved multi-use Goeglein Gulch Trail to College Mesa at Fort Lewis Drive:** As of 2009, this trail terminates into a sidewalk approximately half way up Goeglein Gulch Road to the College where a previous plan envisioned a pedestrian bridge crossing to the College. Current plans call for a widening of the sidewalk to 10' to meet City trail standards and allow for consistent winter maintenance by City crews.
- 5) Safe Crossings of Highway 550/160, Highway 160 East and West, Camino del Rio, and North Main:** A range of alternative crossings and locations should be considered for providing safe passage across these busy highways. Alternatives should include overpasses, underpasses, and at-grade intersection improvements.

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6) Other Potential Community Trails of Interest: In addition to the primary hard-surface multi-use trails, other trails have been identified as important to the community. Many of these trails are envisioned as natural surface or unpaved trails. Hard surfacing of any these trails should only occur if use and community support warrant. Most of the trails listed below will require negotiation of trail easements and property owner approval including private land owners and public agencies.

The trails include:

- **Riverview Trail from East 6th Ave. to Holly Ave.:** This trail would provide residents with exceptional neighborhood connectivity between Holly Avenue and Riverview Sports Complex, Riverview Elementary School, and Riverview Drive as it heads west to 29th Street and the Animas River Trail.
- **Needham Elementary School to Miller Middle School Trail:** This trail would provide direct connectivity between the school and neighborhoods separated by Junction Creek. Securing a viable route would require negotiating multiple easement acquisitions from private property owners.
- **Folsom Park to Riverview Drive:** Historically, Folsom Park has had poor access from the surrounding neighborhood with no direct connection to the park from Riverview Drive without first traveling out to Florida Road. A side yard trail, with stairs, would be required in order to make the connection.
- **Roosa Ave. to Eastlawn Ave. Trail:** This trail would allow pedestrians to bypass the steep and challenging section of El Paso Street
- **Delwood Ave. to Dalla Mountain Park Trail:** This trail would provide safe and function access to Dalla Mountain Park from the Crestview neighborhood without requiring travel along Junction Street where the sidewalks end before reaching the Dalla Mountain Park Trailhead.
- **Hillcrest Golf Course Trail:** A loop Trail around Hillcrest Golf Course.
- **Overend Mountain Park to Twin Buttes/Lightner Creek:** This trail would provide a single track connection through existing and proposed City Open Space allowing hikers and bikers to travel to and from the Dry Fork Trailhead of the Colorado Trail from town without traveling on Highway 160. The trail will require the approval and assistance of the BLM as a small portion will need to pass through BLM property near Perins Peak.
- **Trails to Lake Nighthorse:** A range of trails to connect Durango to the future recreational area surrounding Lake Nighthorse including a trail paralleling CR 211 and trails that could align through City and County open space adjacent to Bodo Industrial Park and La Posta Road.
- **Smelter Mountain/Off Leash (Dog) Area Trails:** A network of trails exists on the lower north and east facing slope of Smelter Mountain, including the old haul road trail to CR 211. These trails should be organized and improved to accommodate dog walkers and future access to Lake Night Horse.



Figure 9 - Proposed Future Trails (NORTH)

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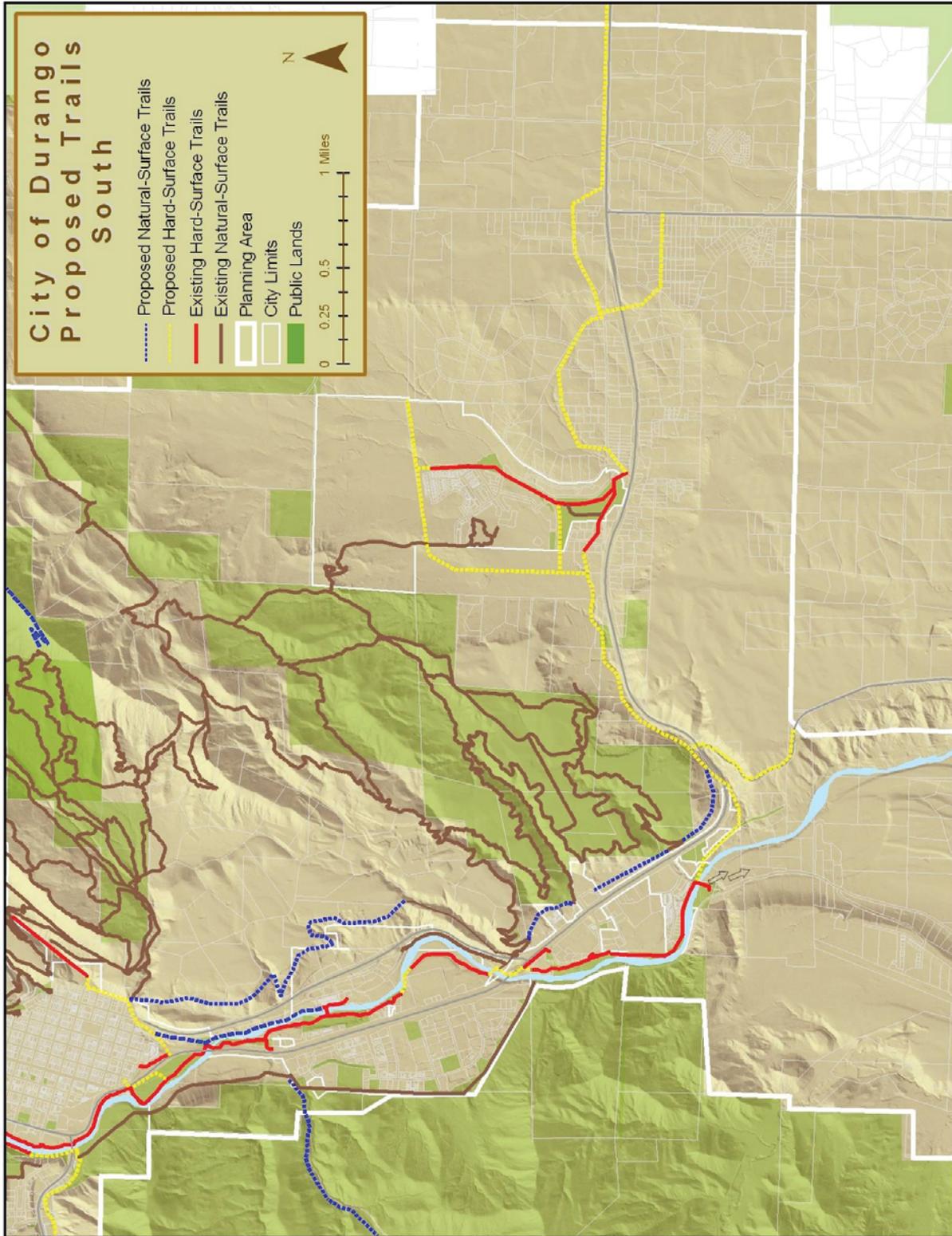


Figure 10 - Proposed Future Trails (SOUTH)



- **Horse Gulch Trails:** With City acquisition of significant acreage in Horse Gulch, the overall trail system on the City-acquired lands should be evaluated to ensure it provides safe access and a range of opportunities for all ages and abilities. Additional trails envisioned in the Gulch include a ridge line trail that would travel along the eastern ridge top of Horse Gulch and connect back to the existing trail system at the northeast boundary of public lands within the area. Horse Gulch could also benefit from an expansion/improvement of beginner level trails that would provide gentle grades, smoother surfaces and good sight lines. Additionally, improvements to Horse Gulch Road from the 3rd Street Trailhead should be evaluated to provide easier access to the meadow area within Horse Gulch.
- **Ewing Mesa Trails:** As this part of the community develops, so should the trail system, including a south rim trail connecting the rim trails above downtown Durango with the Ewing Mesa Ridge and Grandview Ridge.
- **Refinement and rerouting of trails on Animas City Mountain:** The existing trail system on Animas City Mountain is steep, erosive, and does not provide access to the western ridge above Dalla Mountain Park. Any modifications to the Animas City Mountain trail system would require approval and coordination with the BLM.
- **Animas River East Bank Trail:** This informal trail exists from Santa Rita Drive to the Highway 550/160 High Bridge on an abandoned railroad corridor. A short concrete trail passes through the Rivergate development. Additional extensions south past Rivera Bridge should be evaluated.
- **Colorado Trail Extension into Downtown Durango:** Establishing a close-in connection to the downtown Durango has long been a vision of many in the community. A route needs to be identified that is supported and approved by Colorado Division of Wildlife and Bureau of Land Management whose land the trail would need to pass through.
- **Community Loop Trail:** The community trail system largely surrounds Durango. The primary exception is north of Durango city limits in the Animas Valley. As opportunities present themselves, a trail route that would connect CR 250 to Animas View Drive or 32nd Street should be evaluated.

B) Trailhead improvements

As part of the continued development of the community trail system, the City should make trailhead improvements consistent with the recommendations of the open space trailhead assessment in Chapter 6 of this Plan. Specific and detailed trailhead assessments should be undertaken to determine amount of use, facility needs, and potential impacts (positive and negative) on adjacent neighbors. Priority areas for evaluation and consideration include Overend Mountain Park, Dalla Mountain Park, and the Horse Gulch area. Potential trailhead sites should also be identified as part of the design development associated with the extension of the Animas River Trail north, SMART 160 Trail, Three Springs, Twin Buttes, and other areas where future development warrants such evaluation.

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C) Future Reconstruction

Maintenance and reconstruction needs have been identified by evaluating the existing hard surface trail system within the City to determine substandard trail sections or those in need of maintenance. This assessment has been incorporated into the Capital Improvement Plan for implementation and prioritization. Trail sections in need of reconstruction to City safety and design standards include: (1) Durango Mall north to Santa Rita Park; (2) Whitewater Park to Albertsons; (3) Schneider Park Bridge to Riverfront Park; and (4) Rank Park to 29th Street Trailhead.

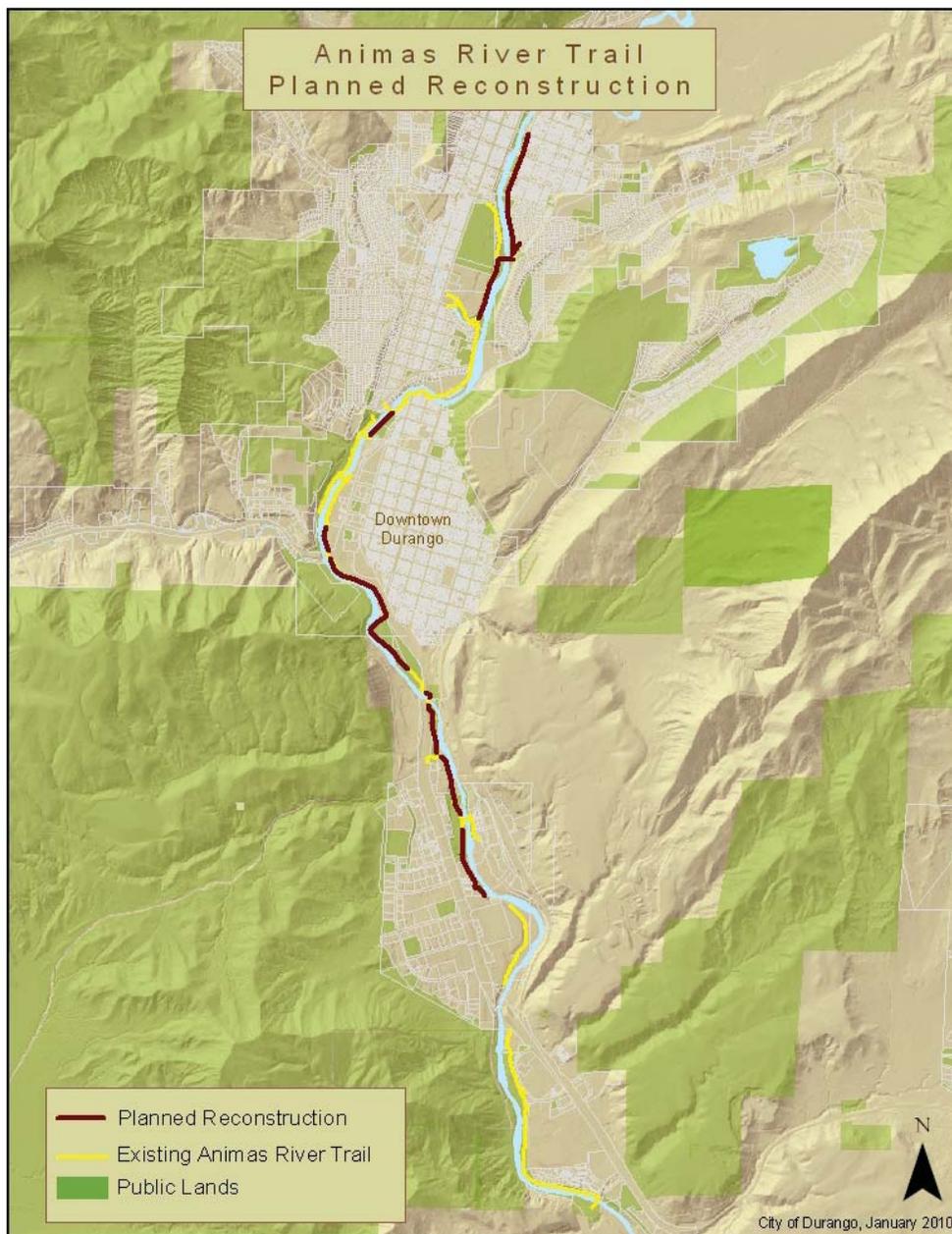


Figure 11 - Animas River Trail Planned Reconstruction



5.8 FUNDING TRAILS DEVELOPMENT

The City has been successful in establishing dedicated local funding sources as well as applying for grants to develop the City's trail system, having received nearly \$2.4 million in grant commitments since 2001. Effectively funding the development of future trails should be considered one of the most important aspects of the City's Trails Program.

The City's land use development requirements have been an effective tool for developing the Animas River Trail, with new development accommodating and participating financially in the construction of new trail sections planned within their development. Volunteer support from the community is another critical component of the successful development and maintenance of the natural surface trails system. Even with strong partnerships and developer commitments, the City's funding sources are insufficient to keep pace with the demand for a timely expansion of the community's trail system. The City must continue its efforts to leverage funding sources if it hopes to develop its trail system in a timely manner.

The following provides a summary of existing City funding sources and a brief summary of other potential funding sources.

5.8.1 CITY OF DURANGO FUNDING

The 2001 Trails Master Plan recommended full utilization of available funding sources for trail development. Since adoption of the 2001 Plan, the City has expanded its local funding sources:

5.8.1.1 DEDICATED SALES TAX FUNDING

Two separate sales tax measures have been approved by the citizens of Durango that can be used in developing the City's trail system. They include:

1) Recreation Complex/Trails Fund: In 1999, City residents approved a one-half of one percent sales and use tax (one-half penny of every dollar spent) to support construction of the Durango Community Recreation Center and completion of the Animas River Trail. The resolution enacting the approved ballot measure, in part, reads "after construction (of the Community Recreation Center) has been completed, any tax revenues generated in excess of amounts required to make annual payments on the debt may be used for the operation and maintenance of the Community Recreation Center and for the development and construction of the Animas River Trail, including adjacent greenway areas." This tax sunsets in 2019.

2) Open Space, Parks and Trails Fund: In 2005 City residents approved a second ballot measure to provide one-quarter penny of every dollar spent to be used to "finance the preservation, acquisition, and maintenance of natural lands including but not limited to, land to preserve water quality in rivers and streams, wildlife habitat, land for hiking and biking, and the creation and maintenance of parks and trails..." This tax sunsets in 2026.

Prior to the sunset of the Recreation Complex/Trails Fund and the Open Space, Parks and Trails Fund, the City should ask City voters to permanently continue this dedicated funding source.

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5.8.2 OTHER PUBLIC SOURCES

Other State and Federal sources provide viable funding in support of trail development projects including:

- Federal Enhancement Grants administered by the Colorado Department of Transportation
- Great Outdoors Colorado – Trail Grants
- Colorado State Parks — State Trails Program Grants
- Safe Routes to School Program

5.9 DESIGN STANDARDS

Durango residents favor trails that are developed in a way that blend harmoniously with the native landscapes and surrounding environment. Design standards for the City’s multi-use paved trail system, in particular, have evolved significantly since the adoption of the 2001 Durango Trails Master Plan. Today’s standards are reflective of that interest. Below is a brief overview of existing design standards used by the City as well as new standards that should be applied to the trail types outlined earlier in this Plan.

5.9.1 TRAIL TYPES

5.9.1.1 FOOTPATHS AND BACKCOUNTRY TRAILS (NATURAL SURFACE TRAILS)

Location: rural, wilderness

Width: single track to 4 foot wide

Surface: native soil, reinforced as needed

Lighting: none

Railings: Typically none, but as needed to provide safe travel

Amenities: directional signage

Footpaths and Backcountry Trails are built to meet standards used in developing and maintaining natural surface trails on U.S. Forest Service and BLM managed property. This includes the USDA Trail Construction and Maintenance Notebook, 2007, and International Mountain Bike Association, Trail Solutions 2004.

5.9.1.2 MULTI-USE UNPAVED TRAILS

Location: suburban, rural, wilderness

Width: minimum 4 foot to 12 foot

Surface: gravel or rock screenings

Lighting: none

Railings: where needed to provide safe travel



Amenities: rest stops with bench seating, trash receptacles, mile markers, directional and safety signage

5.9.1.3 MULTI-USE PAVED TRAILS

The City has developed extensive design standards and construction specifications for the development of the Animas River Trail and other hard surface multi-use trails. Below is a general summary of standards associated with this trail type.

Location: urban, suburban, rural

Width: minimum 10 foot up to 14 foot

Surface: concrete, grade is 5% preferred, 8% maximum, 12% for short runs

Lighting: pedestrian scale in urban and suburban areas, regular interval separation near downtown; point-to-point way-finding as trails move away from urban core

Railings: 42" to 54", use only where necessary to meet safety and accessibility standards

Amenities: parallel soft surface footpath where conditions permit, rest stops with bench seating, trash receptacles, mile markers, directional and safety signage, urban art, restrooms with potable water in established parks

All multi-use paved trails are built to meet **American Association of State Highway and Transportation Officials (AASHTO)** guidelines and Federal accessibility standards where applicable

5.9.1.4 ROADSIDE TRAILS AND SIDEWALKS

Location: urban and suburban

Width: minimum 5 feet, preferred 6 feet, optimal 10 feet, grade is 5% preferred, 8% maximum, sidewalks to adhere to accessibility standards with curb ramps at intersections

Surface: concrete preferred

Lighting: pedestrian scale lighting preferred, street lighting acceptable, lumens should meet national safety standards

Railings: comply with accessibility standards

Amenities: directional and safety signage, rest stops and bench seating, sheltered bus stops, landscape trees where possible

5.9.1.5 BIKE ROUTES AND BIKE LANES

Location: urban, suburban and rural

Width: bike lanes minimum 5 foot, preferred 6 foot (gutter pan excluded)

Surface: same as roadway, or extended concrete gutter pan of 5' minimum

Lighting: street lighting is acceptable

Railings: 42" to 54" rails where needed

Amenities: safety and directional signage, bike racks at destinations

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5.10 MANAGEMENT STRATEGIES

The City of Durango has a comprehensive management program for its trail system. This program includes a variety of activities based on the type of trail. All hard surface trails in the City are maintained by the City of Durango Parks and Recreation Department Parks Maintenance Division. The Division also coordinates trailhead repair and maintenance, and weed and fire mitigation within City open space where much of the natural surface trail system is located. The natural surface trails within the City are maintained primarily by Trails 2000 volunteers and others in coordination with City staff.

The typical functional activities for trail maintenance are listed below. While not intended as an operations and maintenance plan, the overview should provide a general understanding of key activities that must be considered with trail maintenance. Note that in addition to the activities outlined below, each category also includes: regular inspection; quality control; accident/crime monitoring; patrol; security; restroom facility needs; pest/invasive species management and user feedback.

5.10.1 MAINTENANCE PRACTICES

5.10.1.1 NATURAL SURFACE TRAILS

- Routine inspection and repair of erosion, dishing and other deterioration; cut back vegetation as needed to keep trail corridors open
- Trailhead/trail signage installation and repair
- Elimination of social trails
- Inspection and repair of bridges and other drainage crossings

5.10.1.2 HARD SURFACE TRAILS

- Snow removal and sweeping
- Trailhead/trail signage installation and repair
- Trailside mowing
- Maintenance of trailside facilities including benches, lights, and rest facilities
- Trail surface maintenance
- Litter and trash removal
- Fencing/Railing repair
- User Safety/Risk Management (including law enforcement and patrol)

A full assessment of maintenance practices undertaken on City hard surface trails is included in the Parks Maintenance Management Plan, an appendix to the overall Parks, Open Space, Trails, and Recreation Master Plan.



5.10.1.3 ON-ROAD BICYCLE FACILITIES

On-road bicycle facilities are maintained by the City Public Works Department and monitored by the City Multi-Modal Coordinator. Activities include:

- Street surface upkeep and repair
- Street sweeping and snow plowing
- Repaving and pavement overlays
- Signage, striping and lighting
- Education and enforcement
- Detours/Disruptions

CHAPTER SIX - PARKS PLAN

6.1 INTRODUCTION

The Parks Plan is an element of the Parks, Open Space, Trails and Recreation Master Plan. Its purpose is to describe the vision, structure, policies, priorities and actions that are required by the City of Durango to expand and improve its parks system throughout the community over the coming decade.

One of the goals of this Plan is to define the major elements and programmatic objectives for the parks system. To accomplish this, the findings, conclusions and recommendations of the 2001 City of Durango Parks, Open Space and Trails Master Plan have been utilized as the foundation for the new Parks Plan. This Plan suggests ways in which the 2001 Parks Master Plan can be built upon, expanded, modernized and more thoroughly articulated in order to give Durango the additional tools necessary to effectively expand and care for its park system. Overall recommendations for parks are reiterated in the recommendations and implementation section at the end of the Plan.

Key recommendations of the 2001 Parks Master Plan have been implemented as follows:

1. *Begin immediately to locate and plan one or more major sports field facilities in community or regional parks.* The City has worked successfully with the Three Springs development to earmark 75 acres for the future development of a sports field complex to include five multi-use fields, three softball fields and eight tennis courts. Additionally, the City continues to work with Fort Lewis College to provide additional multi-use fields on the campus and make improvements to the existing softball complex.
2. *Refurbish and make selective improvements to several parks.* The City has continued to improve the parks system by updating playground equipment, upgrading fall-zone safety surfaces and improving accessibility for people with disabilities. The maintenance efficiency and aesthetics of the parks system has also improved.
3. *Implement the Animas River Greenway.* The Animas River Greenway has been enhanced by the preservation of additional natural lands, bank stabilization and invasive species removal, park and trail development projects, and improvements at the whitewater course. In 2007, the City received a conditional recreational water right or specifically a Recreational In-Channel Diversion (RICD) water right at Whitewater Park to protect future boating opportunities on the Animas River.
4. *Monitor the use of City recreation facilities.* The City continues to monitor the high level of use of recreational facilities by area residents and visitors to the region. In addition to providing a long term (99 year) lease for the development of the Durango Community Recreation Center at the La Plata County Fairgrounds, La Plata County continues to partner with the City of Durango with the provision of scholarships to needy families.



- 5. *Adopt a level-of-service methodology for parks planning.* The City has utilized the adopted Parks Master Plan to require developers to dedicate and fund the construction of park and trail improvements in new developments.

City parks and recreation facilities have continued to expand with the increasing demands of the community. **Figures 12-13** provides an overview of the existing parks and recreation facilities in Durango.

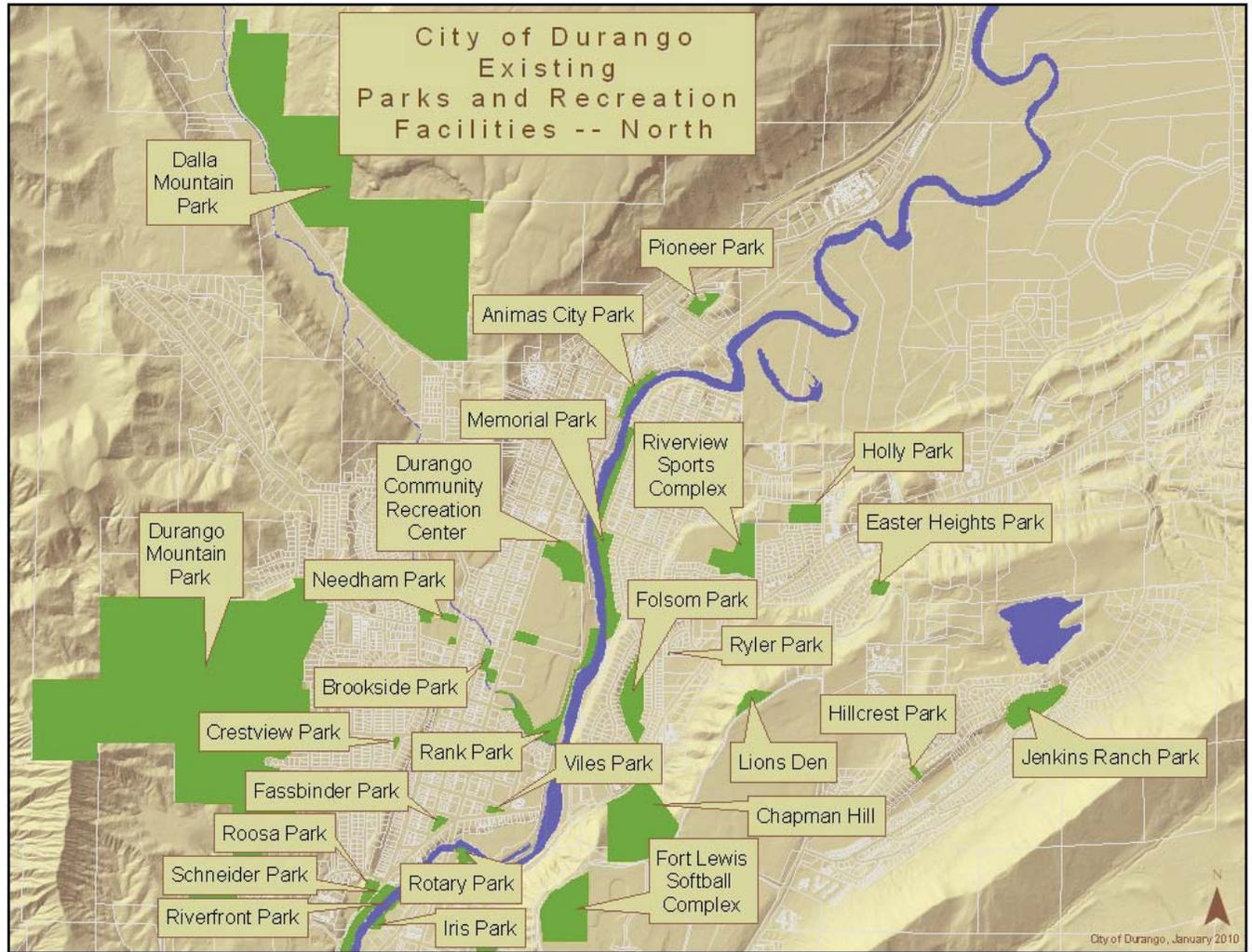


Figure 12 - Existing Parks and Recreation Facilities (NORTH)

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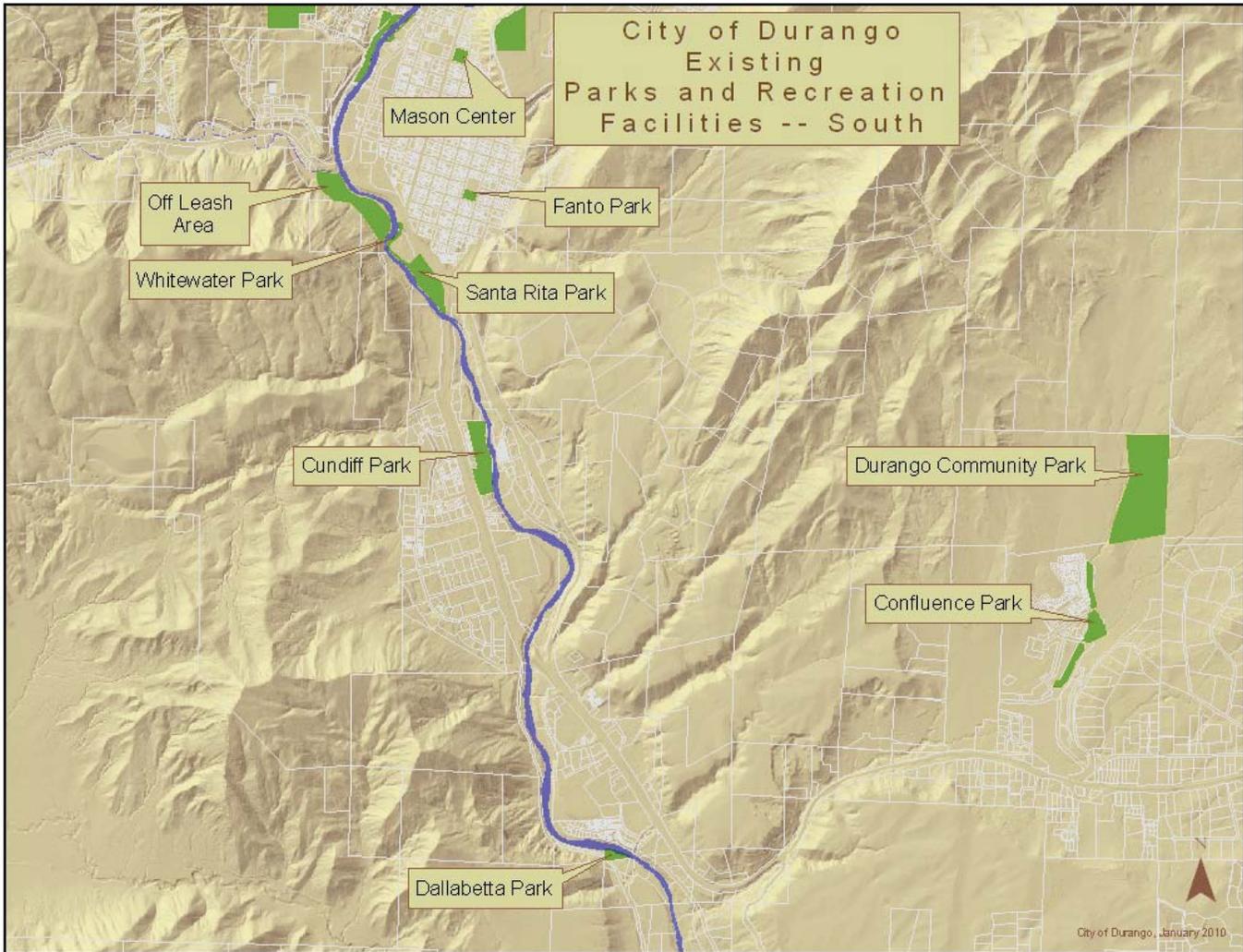


Figure 13 - Existing Parks and Recreation Facilities (SOUTH)

6.2 PARKS AND FACILITIES ARE WELL MAINTAINED

In October 2008, the PROS Team performed an assessment of the sites and facilities within the Durango Parks and Recreation Department System (“System”) including, but not limited to parks, trails, structures, and the Recreation Center. These assessments establish an accurate understanding and ‘snapshot’ of the existing conditions of sites and facilities within the System, and support the foundation, or reference point, from which specific strategies and recommendations will be framed in Master Plan recommendations section of the Plan. The contents of the *Site and Facility Assessment* are a basic description of existing conditions, known constraints, observed best practices, and areas for improvement. There are four (4) key findings that are detailed below:

1. Parks and Facilities are Generally Well Maintained
2. Insufficient Labor and Budget Resources
3. Usage Demands Outpace Available Facility Supply
4. Durango Excels at Park Connectivity

On-site assessments of 43 parks and facilities demonstrated that all assets are well maintained by the City of Durango. The conditions and climate in which the parks and facilities are located contribute to heightened maintenance requirements, including seasonal demands in both the winter and the summer. Examples of increased seasonal requirements in the summer include irrigation, mowing, external and internal structural repair, minor construction projects, increased outdoor use impacts (i.e. litter, vandalism), and graffiti. Examples of increased seasonal requirements in the winter include extensive snow removal responsibilities throughout the City, internal building repair, incidental external structural repairs, and increased indoor use impacts (i.e. building maintenance, vandalism). In addition to seasonal requirements, heavy demand is placed on the parks as, according to the household survey, 88% of residents used parks or trails during the last year.

It was clearly observed that the maintenance staff of the Durango Parks and Recreation Department is very productive in maintaining the sites and structures of the City’s park system. This observation comes from inspection of the parks as well as from the household survey in which approximately 90% of residents rated the physical condition of parks and trails as excellent or good. While there are not adequate financial resources consistently available to attend to numerous site and facility needs, the maintenance staff performs well with the resources they are given to work with. This is further outlined in the Maintenance Management Plan, included in **Appendix D**. Specific operations and management of open space and trails is included within the Open Space and Trails sections of the Master Plan.

There are select examples of sites and facilities that have areas of needed maintenance improvement, but most of these are circumstantial and are caused by either a lack of sufficient labor and budget resources to sufficiently address the issues, or by design and/or environmental conditions beyond the control of the Department. The most prominent example of the latter is the 33rd Street/East Third Avenue river access site on the north end of the City. This site is heavily used in the non-winter months for river access for both private and commercial boaters. The design and environmental conditions of the site

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exacerbate the impacts that have led to the deteriorated road shoulders and parking area, and contribute to excessive congestion that is problematic for area residents.

6.3 INSUFFICIENT LABOR AND BUDGET RESOURCES

There are insufficient labor and budget resources available to the Department to address the growing site and facility needs of the System. This finding is rooted in the observation that, while the Department is innovative in its use of seasonal labor and contracted services to meet fluctuating site and facility needs, the increased demands from aging facilities and growth of the community are already outpacing the resources available to the Department. It is particularly evident that the growth occurring east and southeast of the City will place significant demand on the existing maintenance capabilities of the Department that are beyond current means.

It is common that communities are eagerly supportive of expansion of parks and recreation assets, but are not quick enough to stay ahead of the increased maintenance demands that come with this growth. As a result, parks and recreation agencies frequently evolve to managing their relationships with community leadership and policy makers from a defensive position. This circumstance largely stems from a perception of poor performance as observed in deteriorated facilities and site conditions. Typically, these issues emerge from limited resource allocations for asset maintenance over time and grow to where they require substantial policy action and/or potential voter approval to address. One of the intended outcomes of the Parks, Open Space, Trails, and Recreation Master Plan is to provide realistic strategies and sound recommendations to avoid this issue in the City of Durango.

6.4 USAGE DEMANDS OUTPACE AVAILABLE FACILITY SUPPLY

The residents of the City of Durango are avid users of the sports fields located throughout the community on City Parks, School District lands, and on the fields of Fort Lewis College. In performing both the site and facility assessments, as well as initial public input sessions, it is evident that there are not sufficient outdoor sports fields to meet the needs of the community. Certain facilities are being “loved to death” and have become maintenance challenges to keep them in good working condition. Another specific example is the limited capacity of select spaces in the recreation center to meet the demand from the community including, but not limited to the exercise gym, storage, and facility maintenance space. A third example includes the limited river access sites that are well below the demand from private and commercial paddlers to put-in and take-out of the Animas River.

Beyond these examples, there are additional facility needs that are outlined more specifically in other sections of the Master Plan. Inadequate facility supply includes circumstances where less than optimal use of facilities was observed or maintenance requirements were increased as a result of facility conditions and heavy usage.

6.5 DURANGO EXCELS AT PARK CONNECTIVITY

The City of Durango excels at park connectivity as evidenced by the success of the Animas River Trail (ART) project. While it is clear there are future enhancements to be made to the ART, this is a superb example of community support for pedestrian access to parks and community focal points throughout the City. The challenges of transecting major vehicular thoroughfares and natural barriers, including the Animas River, have been overcome with both the current trail and the near future expansion plans.



The Site and Facility Assessment that follow provide detailed descriptions of site and facility conditions at 35 parks and open space trailheads, three (3) indoor facilities, the extensive hard surface trails of the Animal River Trail system, and numerous additional sites within and near the City in which the Department is responsible for maintenance. Findings are organized by site and key observations, and are listed generally in order from north to south and listed alphabetically according to the following key sections:

1. **Parks** – there are 30 sites assessed within this section that include all mini parks, neighborhood parks, community parks, and linear parks
2. **Hard Surface Trails** – A general assessment of the conditions of the hard surface trails of the Animal River Trail system
3. **Open Spaces** (trailheads and access points only) – A general assessment of the conditions of trailhead and major access points to five (5) of the City of Durango open spaces

A detailed account of conditions of trails and open spaces and associated maintenance requirements are provided in the Trails and Open Space Plans, included in other sections of the Master Plan.

6.6 PARKS

Thirty (30) parks were assessed as part of the Master Plan analysis. These include mini parks (less than 1 acre), neighborhood parks (1 - 10 acres), community parks (10 - 100 acres), and linear parks (located in the greenway).

The descriptions that follow are intended to be a basic overview of existing conditions and equipment / facility inventory at each of these sites.

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Below is a summary list of each park type and acreage:

Type	Park	Developed Acres	Undeveloped Acres	Total Acres
Mini				2.61
	Crestview Park	0.33		0.33
	Hillcrest View Park	0.5		0.5
	Needham Park	0.9		0.9
	Ryler Park	0.06		0.06
	Viles Park	0.82		0.82
Neighborhood				38.92
	Brookside Park	1.98		1.98
	Easter Heights Park	0.9	2.19	3.09
	Fanto Park	2.98		2.98
	Fassbinder Park	1.38		1.38
	Folsom Park	6.64	2.03	8.67
	Holly Park		3.72	3.72
	Jenkins Ranch Park	4	3.82	7.82
	Mason Center	3.12		3.12
	Pioneer Park	2.06	0.29	2.35
	Roosa Park	0.18	1.75	1.93
	Third Avenue Parkway	1.88		1.88
Community				25.78
	Lions Den	0.17	10.33	10.5
	Three Springs Confluence Park		15.28	15.28
Linear (Greenway)				105.36
	33rd Street River Access	0.35	0.95	1.3
	Animas City Park	1.05	0.2	1.25
	Cundiff Park	1.65	16	17.65
	Dallabetta Park	4.25	3.23	7.48
	Iris Park	0.48		0.48
	Memorial Park	7.48	7.88	15.36
	Off Leash (Dog) Area	14	9.6	23.6
	Rank Park	6.45		6.45
	Riverfront Park	1.1		1.1
	Rotary Park	1.87		1.87
	Santa Rita Park	12.44	2.05	14.49
	Schneider Park	4.59	2.34	6.93
	Whitewater Park (includes river)	2.82	4.58	7.4
Special Use Area				44.41
	Chapman Hill	12.39	25.19	37.58
	Community Recreation Center	6.83		6.83
Sports Fields				21.82
	FLC Softball Fields	10.6		10.6
	Riverview Sports Complex	11.22		11.22
Cemetery				46.62
	Greenmount Cemetery	39.8		39.8
	Animas City Cemetery	6.82		6.82
TOTAL		174.09	111.43	285.52

Figure 14 – Park Acreages

6.6.1 33RD STREET RIVER ACCESS SITE

Location	3301 East Third Avenue
Size (acreage)	1.3 acres
Predominant Usage	Commercial and private river access

6.6.1.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Gravel pull-off / parking	4 – 5 cars	Poor

6.6.1.2 STRENGTHS OF THE PARK

- Park is heavily used by both commercial and private boaters; it is a popular put-in for paddling the Class II-III run on the Animas River through town, as well as for inner-tubers.
- Linear park located along the east bank of the Animas River
- Armoring and bank erosion protection measures are good examples of impact mitigation for human traffic on the river’s edge



6.6.1.3 CHALLENGES OF THE PARK

- The site is poorly configured to manage the traffic it receives, especially on weekends and during the peak summer season
- Nearby residents are consistently concerned about the congestion, illegal roadside parking, and occasional unruliness of the crowds
- The road and road shoulder quality is significantly deteriorated as a result of poor design and insufficient space for the predominant use
- Parking is insufficient and limited to on-street
- The design and limited capacity of the site in contrast to heavy usage and demand places river user groups at odds with residents. Improved site conditions could work to improve the relationships between users, residents, and law enforcement.

6.6.1.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Collaborate with predominant users groups, residents, and Public Works Department to establish a master plan for this site that can address design and configuration issues that exacerbate user conflicts with residents and congestion

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6.6.2 ANIMAS CITY PARK

Location	3274 East 2 nd Avenue
Size (acreage)	1.25 acres
Predominant Usage	Neighborhood/Linear park

6.6.2.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Playground	1 set	Excellent
Picnic tables	3	Excellent
Gravel parking lot	12 cars	Fair
Animas River Trail segment	Length of park	Excellent
Historical markers (along trail)	Multiple	Excellent
Handicap accessibility	n/a	Excellent

6.6.2.2 STRENGTHS OF THE PARK

- Park is heavily used by the neighborhoods in the near vicinity, as well as members of the community, predominantly for the playground
- Linear park located along the elevated west bank of the Animas River is included in the greenway
- Segment of the Animas River Trail runs through the park, with multiple historic markers that were built in conjunction with local schools
- Turf is in good condition
- Irrigation is linked to the central control system



6.6.2.3 CHALLENGES OF THE PARK

- No challenges observed; the park is in excellent condition

6.6.2.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Shade shelter for the playground
- Improved bank protection and river access trails between the park and the Animas River

6.6.3 BROOKSIDE PARK

Location	2301 Main Avenue
Size (acreage)	1.98 acres
Predominant Usage	Neighborhood park

6.6.3.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Gravel parking lot	8 cars	Fair
Playground equipment	1	Excellent
Bench	2	Good
Picnic tables	2	Good
Handicap accessibility	n/a	Excellent

6.6.3.2 STRENGTHS OF THE PARK

- Park features creek that splits the site from north to south, and is well shaded with mature trees
- Turf is generally in good condition
- Only “chemical free” park in the System
- Irrigation is linked to central control



6.6.3.3 CHALLENGES OF THE PARK

- No challenges observed; the park is in excellent condition

6.6.3.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Enhance Web site information educating the public about the chemical- free park concept and promote volunteer efforts with maintenance and manual weed removal

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6.6.4 CHAPMAN HILL ♦

Location	500 Florida Road
Size (acreage)	37.58 acres/33,600 Sq. ft.
Predominant Usage	Special Use Area



6.6.4.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Snow ski/snowboard hill	1	Fair
Ski lift system/rope tow	1	Poor
Maintenance / storage buildings	2	Poor
Ice rink pavilion w/ administrative space, meeting rooms, locker rooms, concessions, and restrooms	1	Excellent
Ice rink w/ team boxes and bleachers	1	Excellent
Paved parking lot	61 cars	Excellent
Handicap accessibility	n/a	Excellent

6.6.4.2 STRENGTHS OF THE PARK

- Park is heavily used by the community for the ski hill and ice rink
- Ice rink pavilion and ice rink is a high quality facility
- In-town ski hill provides unique recreational opportunities for residents and visitors

6.6.4.3 CHALLENGES OF THE PARK

- Rope-tow ski lift is old and in questionable operating condition
- Bottom of ski hill should be re-graded to prevent problems with abrupt ski area boundary to parking area
- Entry stair to ice rink pavilion needs repair
- Parking capacity is inadequate for peak usage
- Old maintenance and storage buildings are deteriorated and need substantial repair

♦ Includes review of ice rink pavilion as an indoor facility.

6.6.4.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Increased parking capacity
- Upgraded ski hill amenities
- Second sheet of ice to service year round use

6.6.5 CRESTVIEW PARK

Location	1935 Crestview Drive
Size (acreage)	0.33 acres
Predominant Usage	Mini park

6.6.5.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Picnic table	1	Good
Grass turf area	1	Fair

6.6.5.2 STRENGTHS OF THE PARK

- Park is enjoyed by neighborhood residents for picnicking and playing in the grass turf area

6.6.5.3 CHALLENGES OF THE PARK

- Irrigation system is poor – battery-powered, stand alone system

6.6.5.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Upgrade irrigation system with link to central control system
- Small playground equipment



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6.6.6 CUNDIFF PARK

Location	149 East 22 nd Street
Size (acreage)	17.65 acres
Predominant Usage	River access / Linear park



6.6.6.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Picnic table	2	Good
Overlook bench	5	Good
BMX track	1	Excellent/Good
Pedestrian bridge	1	Excellent
River access site	1	Fair
Gravel/dirt parking area	1	Poor

6.6.6.2 STRENGTHS OF THE PARK

- Park is heavily used by commercial and private paddlers, anglers, and the BMX constituency
- Park provides natural area for Animas River overlook and is included in the greenway
- Park amenities support diverse usage

6.6.6.3 CHALLENGES OF THE PARK

- Park is currently used by Public Works for snow stockpiling from road clearing during winter months. This creates usage limitations on the spring shoulder season, as well as significantly damages the park’s parking area by creating rough grades, drainage problems, and litter.
- Parking capacity is not sufficient to support heavy usage of commercial river outfitters and BMX track users
- BMX track is small and has limited support amenities
- Future park redevelopment initiative may be challenging due to competing interests

6.6.6.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Seek alternative location for Public Works snow stockpiling either on-site or off-site
- Redevelop parking area and additional park support amenities
- Expand amenities supporting BMX track or relocate track to an alternate site

- Stronger volunteer support for maintenance

6.6.7 DALLABETTA PARK

Location	13616 La Posta Road
Size (acreage)	7.48 acres
Predominant Usage	River access/Linear park

6.6.7.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Picnic table	5	Excellent
Small pavilion	2	Excellent
Handicap accessible fishing pier	1	Excellent
Restroom (men and women)	1	Good
River access site	2	Excellent
Paved parking area	17 cars	Excellent

6.6.7.2 STRENGTHS OF THE PARK

- Park is heavily used by commercial and private paddlers, and anglers
- Park provides connection to Animas River Trail
- Park is included in the Animas River greenway
- Park amenities support need for improved river take-out sites for river users



6.6.7.3 CHALLENGES OF THE PARK

- Littering and vandalism around restrooms is problematic

6.6.7.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Additional interpretive signage

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6.6.8 EASTER HEIGHTS PARK

Location	10 Willow Place
Size (acreage)	3.09 acres
Predominant Usage	Neighborhood park

6.6.8.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Grass turf area	1	Fair/Poor

6.6.8.2 STRENGTHS OF THE PARK

- Park is located in a residential development
- Park was provided by the private developer of the residential area

6.6.8.3 CHALLENGES OF THE PARK

- No parking is available – located at end of cul de sac
- General maintenance of the grass turf area is difficult due to lack of irrigation system
- Moles and weed control at the park is a challenge

6.6.8.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Investment by local residents for aesthetic improvements
- Parking and limited park equipment
- Reinstallation of irrigation system

6.6.9 FANTO PARK

Location	445 East 7 th Avenue
Size (acreage)	2.98 acres
Predominant Usage	Neighborhood park



6.6.9.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Playground equipment	1	Good
Climbing bars (owned by school)	1	Good
Grass turf area	1	Good
Handicap accessibility	n/a	Excellent

6.6.9.2 STRENGTHS OF THE PARK

- Park is located adjacent to elementary school and provides active outdoor play areas for students and local residents
- Irrigation is linked to central control system and is in good working condition
- Grass turf is in good condition

6.6.9.3 CHALLENGES OF THE PARK

- Predominant use of the park is by the school and its students, but City Parks and Recreation Department is responsible for majority of maintenance

6.6.9.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Additional support from school for park maintenance

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6.6.10 FASSBINDER PARK

Location	140 West Park Avenue
Size (acreage)	1.38 acres
Predominant Usage	Neighborhood park



6.6.10.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Playground equipment	1	Good
Swing set	1	Good
Picnic table	5	Good
Restroom (men and women)	1	Excellent
Handicap accessibility	n/a	Excellent

6.6.10.2 STRENGTHS OF THE PARK

- Park is heavily used by both the community and the neighborhood
- Park is well shaded with mature trees
- Turf is generally in good condition

6.6.10.3 CHALLENGES OF THE PARK

- Irrigation system is old and deteriorated
- Irrigation system is not linked to central control system
- Park is popular for the homeless population
- Playground equipment is frequently vandalized

6.6.10.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Upgrade irrigation system and link to central control system
- Update play equipment

6.6.11 FOLSOM PARK

Location	11 Folsom Place
Size (acreage)	8.67 acres
Predominant Usage	Neighborhood park



6.6.11.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Diamond field w/ dug outs	1	Good
Announcer booth / concessions	1	Good
Bleachers	2	Good
Paved parking lot	125 cars	Excellent
Port-a-potty enclosure	1	Good
Restrooms (men and women)	1	Fair/Poor
Small pavilion	1	Good
Multi-purpose turf area (soccer)	1	Good
Basketball court	1	Good
Picnic tables	5	Good
Playground	1	Excellent
Handicap accessibility	n/a	Excellent

6.6.11.2 STRENGTHS OF THE PARK

- Park is heavily used by the community for the sports fields
- Turf is in good condition
- Irrigation is linked to the central control system

6.6.11.3 CHALLENGES OF THE PARK

- Water for the restrooms is on the irrigation feed, therefore interrupting use during irrigation system maintenance
- Sewer line from the restroom runs uphill and sometimes creates back-ups
- Spring use is a challenge due to ground saturation and turf protection issues
- Due to limited sports fields in town, this park is over utilized

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6.6.11.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Relocate restrooms to the center of the park

6.6.12 HILLCREST VIEW PARK

Location	222 Hillcrest Drive
Size (acreage)	0.5 acres
Predominant Usage	Mini park



6.6.12.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Grass turf area	1	Good
Playground equipment	1	Excellent
Swing set	1	Excellent
Bench	1	Excellent
Picnic tables	1	Excellent

6.6.12.2 STRENGTHS OF THE PARK

- Turf is in good condition
- Irrigation system is stand-alone, but a good working system
- Good landscaping and landscaping maintenance

6.6.12.3 CHALLENGES OF THE PARK

- No challenges observed; the park is in excellent condition

6.6.12.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Potential shade structures for play equipment



6.6.13 HOLLY PARK

Location	3095 Holly Avenue
Size (acreage)	3.72 acres
Predominant Usage	Neighborhood park (undeveloped)

6.6.13.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Grass turf area	1	Fair/poor
Soft surface trail connection	1	Fair

6.6.13.2 STRENGTHS OF THE PARK

- Park features potential uses as a sports fields, or as a traditional neighborhood park

6.6.13.3 CHALLENGES OF THE PARK

- Neighbors are resistant to development with high level of use
- Noxious weed control is a problem.
- Former landfill site

6.6.13.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- To be determined with future planning efforts

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6.6.14 IRIS PARK

Location	1235 Camino del Rio
Size (acreage)	.48 acre
Predominant Usage	Linear park



6.6.14.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Picnic table	6	Good
Overlook bench	2	Good
Animas River Trail segment	Length of park	Excellent
Small pavilion	1	Excellent
Pedestrian bridge	1	Excellent
Grass turf area	1	Good
Handicap accessibility	n/a	Excellent

6.6.14.2 STRENGTHS OF THE PARK

- Park is heavily used by the community
- Park provides aesthetic green space along Animas River near center of Durango and is included in the greenway
- Irrigation is well functioning
- Turf is in good condition

6.6.14.3 CHALLENGES OF THE PARK

- No challenges observed; the park is in excellent condition

6.6.14.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Additional interpretive signage

6.6.15 JENKINS RANCH PARK

Location	435 Jenkins Ranch Road
Size (acreage)	7.82 acres
Predominant Usage	Neighborhood park



6.6.15.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Playground equipment	2	Excellent
Small pavilion	1	Excellent
Picnic table	4	Excellent
Tennis court	2	Excellent
Grass turf area	1	Good
Orchard grove	1	Good
Parking	7 cars	Excellent
Restroom (men and women)	1	Excellent
Handicap accessibility	n/a	Excellent

6.6.15.2 STRENGTHS OF THE PARK

- Park is heavily used by neighborhood residents
- Irrigation system is linked to central control and well functioning
- Turf is in good condition
- Park amenities support diverse usage

6.6.15.3 CHALLENGES OF THE PARK

- Playground equipment is un-shaded

6.6.15.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Shade shelter for playground

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6.6.16 MEMORIAL PARK (PHASE 1)

Location	2901 East 3 rd Street
Size (acreage)	11.48 acres
Predominant Usage	Commercial and private river access; Linear park



6.6.16.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Paved parking	10 - 12 cars	Fair
Picnic tables	7	Good
Swing set	1	Good
Restrooms (men and women)	1	Poor
Animas River Trail segment	Length of park	Excellent
Handicap accessible fishing pier	1	Good
River access point	1	Poor

6.6.16.2 STRENGTHS OF THE PARK

- Park is heavily used for multiple purposes including both commercial and private boaters, inner-tubers, and neighborhood and community usage
- Linear park located along the east bank of the Animas River and is included in the greenway
- Turf is generally in good condition; Irrigation is linked to the central control system

6.6.16.3 CHALLENGES OF THE PARK

- The site is frequently used as a river access point for both commercial and private boaters, but is not well configured for this use. The parking and restrooms are too small, as well as turf areas are heavily damaged from traffic associated with river users.
- Armoring and bank erosion protection measures are desperately needed to mitigate impacts from human traffic on the river’s edge at the river access point
- While irrigation is centrally controlled, the water quality for irrigation is poor and frequently causes clogs and back-ups in the system due to solids and silt
- Restrooms are small and heavily vandalized



- The pump station will increase both capital maintenance requirements, as well as staffing, tooling, and training requirements

6.6.16.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Collaborate with predominant users groups, residents, and Public Works Department to establish a master plan for this site that can include design aspects that better address the heavy usage from river traffic

6.6.17 MEMORIAL PARK – RIO VISTA ANNEX (PHASE 2)

Location	2901 East 3 rd Street
Size (acreage)	3.88 acres
Predominant Usage	Linear park

6.6.17.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Overlook bench	1	Good
Swing set	1	Good
Animas River Trail segment	Length of park	Excellent
Pedestrian bridge over Animas	1	Excellent
Spur trail to neighborhood (east)	1	Good

6.6.17.2 STRENGTHS OF THE PARK

- Park is heavily used for connectivity between the neighborhood to the east, Rotary Park, Durango High School, Memorial Park, and the Recreation Center
- Linear park located along the east bank of the Animas River and is included in the greenway

6.6.17.3 CHALLENGES OF THE PARK

- Turf condition is marginal; Irrigation is not linked to the central control system
- This park suffers heavy vandalism, to the extent that picnic tables were removed. Frequent vandalism generally targets the trees and glass globes of street-style lighting along the Animas River Trail.

6.6.17.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Open space on the south border (Rea tract) features natural surface trails and multiple opportunities

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6.6.18 NEEDHAM ELEMENTARY PARK

Location	2455 West 3 rd Street
Size (acreage)	.9 acre
Predominant Usage	Mini park / School use



6.6.18.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Playground equipment	1	Excellent
Rectangular sports field (soccer)	1	Fair
Basketball court	1	Good
Multipurpose turf area	1	Good
Tennis court	2	Good
Handicap accessibility	n/a	Excellent

6.6.18.2 STRENGTHS OF THE PARK

- Park provides shared use between the community and the elementary school
- Turf is generally in good condition
- Irrigation system is well functioning

6.6.18.3 CHALLENGES OF THE PARK

- Playground equipment is owned and maintained by School District 9R

6.6.18.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Link irrigation system to central control

6.6.19 OFF-LEASH (DOG) AREA

Location	21859 Hwy 160 West
Size (acreage)	23.6 acres
Predominant Usage	Off-leash dog area/Linear park



6.6.19.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Natural surface trail	1 mile	Good
Animas River Trail segment	Length of park	Excellent

6.6.19.2 STRENGTHS OF THE PARK

- Park is heavily used by the community as an off-leash dog area
- Park is diverse element of City parks and links with the Animas River Trail
- Linear park included in the Animas River greenway

6.6.19.3 CHALLENGES OF THE PARK

- Park has limited parking for all weather access

6.6.19.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Complete plans for parking and pedestrian bridge
- Volunteer support for maintenance
- Landscape restoration with planting trees along the river corridor

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6.6.20 PIONEER PARK

Reconfigure chart below

Location	261 East 37 th Street
Size (acreage)	2.35 acres
Predominant Usage	Neighborhood park



6.6.20.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Group pavilion	1	Excellent
Picnic tables	4	Good
Climbing bar	1	Excellent
Swing set	1	Excellent
Handicap accessibility	n/a	Excellent

6.6.20.2 STRENGTHS OF THE PARK

- Park is heavily used by the neighborhoods in the near vicinity
- Group pavilion renovated within the past 10 years; frequently used by families and neighborhood groups
- Turf is in good condition with the exception of the north end of the park where irrigation is limited
- Irrigation is linked to the central control system

6.6.20.3 CHALLENGES OF THE PARK

- Irrigation system can be improved to add zones; north end of the park lacks sufficient irrigation to maintain the turf under heavy use

6.6.20.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Additional playground equipment, including tot lot equipment for younger children

6.6.21 RANK PARK

Location	149 East 22 nd Street
Size (acreage)	6.45 acres
Predominant Usage	Linear park

6.6.21.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Swing set	1	Good
Picnic table	1	Good
Overlook bench	1	Good
Animas River Trail segment	Length of park	Excellent
Spur trail to Durango High School	.1 mile	Excellent
Pedestrian bridge	2	Good/Fair
Grass turf area	1	Good
Handicap accessibility	n/a	Excellent

6.6.21.2 STRENGTHS OF THE PARK

- Park is heavily used by the community and students from Durango High School
- Park is integral element of the interface between City parks and the Animas River Trail
- Park is located along the Animas River and is included in the greenway
- Irrigation system is linked to central control and is well functioning
- Turf is generally in good condition



6.6.21.3 CHALLENGES OF THE PARK

- Irrigation system runs through Durango High School system, which creates coordination challenges at times
- Park experiences littering and vandalism from student use
- Park features two ground water springs which creates difficulties with turf maintenance in select areas
- Park structures include inoperable pump station

6.6.21.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Additional park amenities supporting youth usage of park
- Volunteer support for maintenance

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6.6.22 RIVERFRONT PARK

Location	1235 Camino del Rio
Size (acreage)	1.1 acre
Predominant Usage	Linear park



6.6.22.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Picnic table	3	Good
Overlook bench	8	Good
Animas River Trail segment	Length of park	Excellent
Handicap accessible fishing pier	1	Excellent
Pedestrian bridge	1	Excellent
Grass turf area	1	Good
Handicap accessibility	n/a	Excellent

6.6.22.2 STRENGTHS OF THE PARK

- Park is heavily used by the community
- Park provides aesthetic green space along Animas River near center of Durango and is included in the greenway
- Park provides nice fishing area near center of Durango that also features a handicap accessible fishing pier
- Irrigation is well functioning
- Turf is in good condition

6.6.22.3 CHALLENGES OF THE PARK

- No challenges observed; the park is in excellent condition

6.6.22.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Additional interpretive signage

6.6.23 RIVERVIEW SPORTS COMPLEX

Location	2900 Mesa Avenue
Size (acreage)	11.22 acres
Predominant Usage	Sports fields / School usage



6.6.23.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Regulation-sized soccer field	1	Good
Diamond fields w/ dugouts	2	Good
Bleachers (at all fields)	Multiple	Good
Paved parking lot	58 cars	Excellent
Restrooms (men and women)	1	Excellent
Small pavilion	1	Good
Playground	1	Good
Handicap accessibility	n/a	Excellent

6.6.23.2 STRENGTHS OF THE PARK

- Park is heavily used by the community for the sports fields. This park features the only regulation-sized soccer field in the City.
- Turf is generally in good condition
- Irrigation is linked to the central control system
- Restroom facilities are exceptional

6.6.23.3 CHALLENGES OF THE PARK

- Water quality for irrigation is poor and frequently causes clogs and back-ups in the system due to solids and silt. An expensive filter was required on the irrigation system to mitigate these challenges at this park.
- Spring use is a challenge due to ground saturation and turf protection issues
- Due to limited sports fields in town, this park is over utilized

6.6.23.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Future tot lot play equipment for younger children
- Update portable fencing to separate fields

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6.6.24 ROOSA PARK

Location	1349 Roosa Avenue
Size (acreage)	1.93 acres
Predominant Usage	Neighborhood park



6.6.24.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Grass turf area	1	Excellent

6.6.24.2 STRENGTHS OF THE PARK

- Park is used by the neighborhood
- Park is well shaded with mature trees
- Turf is in good condition
- Irrigation system is well functioning as a battery-powered, stand alone system

6.6.24.3 CHALLENGES OF THE PARK

- No challenges observed; the park is in excellent condition

6.6.24.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Interpretive trail and signage

6.6.25 ROTARY PARK

Location	1565 East 2 nd Street
Size (acreage)	1.87 acres
Predominant Usage	Linear park



6.6.25.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Pedestrian bridge	1	Excellent
Gazebo	1	Fair
Animas River Trail segment	Length of park	Excellent
Picnic tables	2	Good



Bench	1	Good
Restrooms (men and women)	1	Fair/Poor
Handicap accessibility	n/a	Excellent

6.6.25.2 STRENGTHS OF THE PARK

- Gazebo is constructed with aesthetic architecture and is frequently used for special events
- Park is well positioned along the Animas River Trail in close proximity to the downtown area and is included in the greenway
- Turf is in good condition
- Interpretive signage is well designed, constructed, and placed
- Underpass of Animas River Trail under Main Avenue is located at this park
- Irrigation is linked to central control system

6.6.25.3 CHALLENGES OF THE PARK

- Unique construction of the gazebo increases the difficulty of the repairs. Repair is needed with roof
- Restrooms are heavily vandalized
- Water service in restrooms is undersized

6.6.25.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Repairs to gazebo
- Upgrade restroom

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6.6.26 RYLER PARK

Location	111 Ryler Drive
Size (acreage)	0.06 acres
Predominant Usage	Mini park

6.6.26.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Playground	1	Good

6.6.26.2 STRENGTHS OF THE PARK

- Park is located in a new residential development
- Park was provided by the private developer of the residential area

6.6.26.3 CHALLENGES OF THE PARK

- General maintenance of the park is difficult due to site conditions and grading
- Developer installed high voltage electric transformer box in rear of park near play area
- Poor maintenance of areas the local HOA is responsible for
- General aesthetics of the park are poor

6.6.26.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Investment by local residents for aesthetic improvements

6.6.27 SANTA RITA PARK

Location	149 South Camino del Rio
Size (acreage)	14.49 acres
Predominant Usage	Linear park



6.6.27.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Playground	1	Excellent
Pavilion [∇]	7	Excellent
Picnic table	14	Good
Overlook bench	3	Good
Animas River Trail segment	Length of park	Excellent
Horseshoe pit	2	Good
Rose garden	1	Good
Rectangular, multipurpose turf areas	2	Good
Sand volleyball court	2	Fair/Poor
Basketball court	1	Good
Grass turf area	multiple	Good
Whitewater park	1	Good
River access site	2	Good
Restroom (men and women)	2	Good
Paved parking & dirt overflow lot	131 cars	Good
Handicap accessibility	n/a	Excellent

6.6.27.2 STRENGTHS OF THE PARK

- Park is heavily used by the community
- Park amenities support diverse usage

[∇] Includes high-shed built for historic train that is currently un-used for the intended purpose.

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- Park is integral element of the interface between City parks and the Animas River Trail
- Park is located along the Animas River and is included in the greenway
- Irrigation system is linked to central control and is well functioning
- Turf is generally in good condition

6.6.27.3 CHALLENGES OF THE PARK

- Playground equipment is un-shaded
- Parking capacity is marginally adequate
- High-shed originally designed to cover historic train is not being used for its intended purpose
- Sand volleyball courts feature poor site design creating drainage issues; sand is poor quality

6.6.27.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Shade shelters for playground.
- Upgraded sand volleyball courts
- Upgraded whitewater park amenities
- Volunteer support for maintenance

6.6.28 SCHNEIDER PARK

Location	950 Roosa Ave./1300 Roosa Ave.
Size (acreage)	6.93 acres
Predominant Usage	Linear park



6.6.28.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Skate park	1	Excellent
Swing set	2	Excellent
Picnic table	5	Good
Overlook bench	2	Good
Animas River Trail segment	Length of park	Excellent
Spur trail (from upper park)	.1 mile	Excellent
Restroom (men and women)	1	Fair/Poor



River access site	1	Good
Grass turf area	1	Good
Paved parking area	2 (28 cars)	Good
Handicap accessibility	n/a	Excellent

6.6.28.2 STRENGTHS OF THE PARK

- Park is heavily used by the community
- Park is integral element of the interface between city parks and the Animas River Trail
- Amenities support diverse usage
- Irrigation is well functioning
- Turf is generally in good condition

6.6.28.3 CHALLENGES OF THE PARK

- Irrigation system is disconnected between upper and lower parks
- Park requires substantial maintenance effort for heavily littering and vandalism
- Park is popular for the homeless population

6.6.28.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Link irrigation system of upper and lower parks
- Update restrooms

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6.6.29 VILES PARK

Location	245 East Park Avenue
Size (acreage)	0.82 acres
Predominant Usage	Mini park



6.6.29.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Slide equipment	1	Good
Swing set	1	Good
Picnic tables	3	Good
Handicap accessibility	n/a	Excellent

6.6.29.2 STRENGTHS OF THE PARK

- Park is well shaded with mature trees
- Turf is generally in good condition
- Park is heavily used by nearby Catholic School and residents for picnicking

6.6.29.3 CHALLENGES OF THE PARK

- Irrigation system is old and deteriorated
- Irrigation system is not linked to central control system

6.6.29.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Upgrade irrigation system
- Additional picnic tables

6.6.30 WHITEWATER PARK

Location	109 Camino del Rio
Size (acreage)	7.4 acres (includes river)
Predominant Usage	Linear park



6.6.30.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Overlook bench	3	Good
Animas River Trail segment	Length of park	Excellent
Spectator bleachers	2	Good/Fair
Judges stand	1	Good/Fair
Whitewater gate system	1	Good
River access site	2	Good
Handicap accessibility	n/a	Excellent

6.6.30.2 STRENGTHS OF THE PARK

- Park is heavily used by the community
- Park amenities support unique and diverse usage
- Park is integral element of the interface between city parks and the Animas River Trail
- Park is located along the Animas River and is included in the greenway
- Volunteers support maintenance of whitewater park amenities

6.6.30.3 CHALLENGES OF THE PARK

- Parking capacity is marginally adequate
- Whitewater features require updating and stabilizing in the river
- Bleachers and spectator area can improve with limited landscaping and repair

6.6.30.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Upgrade whitewater park amenities
- Additional volunteer support for maintenance

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6.7 HARD SURFACE TRAILS

The existing conditions of the Animas River Trail (ART) were assessed, a hard surface trail system that currently spans over five miles along the Animas River from the north end of Durango to south of town, with numerous spurs and connection trails throughout. There are an additional 4.2 miles of trail expansion currently planned for the ART. The description that follows is intended to be a basic overview of existing conditions of this system.

6.7.1 ANIMAS RIVER TRAIL (ART)

Location	Various
Size (mileage)	6.25 miles
Predominant Usage	Trails

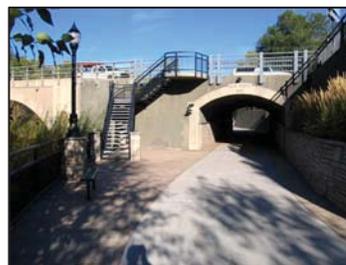


6.7.1.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Hard surface trails	6.25 miles	Excellent/Good/Fair

6.7.1.2 STRENGTHS OF THE ART

- Successful trail project throughout the City
- ART creates connectivity between parks, open spaces, and major City amenities
- ART is an innovative trail project strongly supported by the community
- ART design allows for diverse usage
- ART access points are well located



6.7.1.3 CHALLENGES OF THE ART

- Segments with asphalt surfaces are in need of patching and resurfacing in many areas
- Concrete surfaced segments are wider (10 feet) and more updated; asphalt surfaced segments are more narrow (eight feet) and in need of repair.





6.7.1.4 POTENTIAL OPPORTUNITIES FOR THE ART

- Continue expansion of the ART both north and south of town
- Resurfacing and widening of older segments
- Additional interpretive and information signage

6.8 OPEN SPACE (TRAILHEADS ONLY)

Five (5) open space sites specific to access points and trailheads were assessed. The descriptions that follow are intended to be a basic overview of existing conditions and equipment / facility inventory at each of these sites.

6.8.1 BIRKET OPEN SPACE

Location	400 Birket Drive
Size (acreage)	15.56 acres
Predominant Usage	Trails / Open space

6.8.1.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Natural surface trails	2,350 LF	Good/Fair/Poor

6.8.1.2 STRENGTHS OF THE PARK

- Successful open space project in close proximity to the City
- Park adjoins Dalla Mountain Park
- Park provides connectivity between Dalla Mountain Park and Animas Mountain

6.8.1.3 CHALLENGES OF THE PARK

- Erosion and drainage control efforts are needed around road bed
- Parking is extremely limited
- Limited sense of arrival at entry point

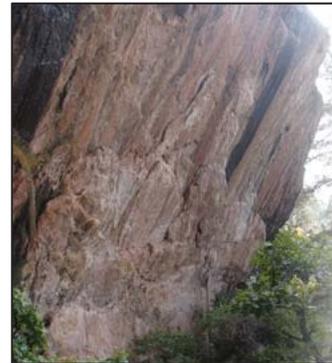
6.8.1.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Upgrade parking and trailhead area with improved interpretive amenities
- Improved erosion and drainage control measures
- Way-finding signage

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6.8.2 DALLA MOUNTAIN PARK

Location	3234 Junction Street
Size (acreage)	177.8 acres
Predominant Usage	Trails / Open space



6.8.2.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Natural surface trails	4.7 miles	Good/Fair/Poor
Rock climbing / bouldering area	varies	Good/Fair

6.8.2.2 STRENGTHS OF THE PARK

- Close proximity to the City
- Substantial trail mileage transects the tract
- Park features rock climbing / bouldering area
- Park was acquired with assistance from grant funding (Great Outdoors Colorado Grant Program)

6.8.2.3 CHALLENGES OF THE PARK

- Erosion and drainage control efforts are needed around road bed
- Parking is limited
- Limited sense of arrival at entry point
- Fire mitigation efforts are substantial

6.8.2.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Upgrade parking and trailhead area with improved interpretive amenities
- Maintain enforcement and regulation of “renegade” and social trail building
- Improved erosion and drainage control measures
- Way-finding signage



6.8.3 OVEREND MOUNTAIN PARK

Location	1391 Avenida del Sol
Size (acreage)	301.61 acres
Predominant Usage	Trails / Open space



6.8.3.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Natural surface trails	12.1 miles	Good/Fair/Poor

6.8.3.2 STRENGTHS OF THE PARK

- Successful open space project in close proximity to the City
- Substantial trail mileage transects the tract

6.8.3.3 CHALLENGES OF THE PARK

- Erosion and drainage control efforts are needed
- Parking is extremely limited
- Limited sense of arrival at any entry point
- Grade of approach and entry to park is severe at several entry points
- Control of “renegade” trail building is difficult
- Park is popular among the homeless population

6.8.3.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Upgrade parking and trailhead areas with improved way-finding signage
- Improved enforcement and regulation of “renegade” and social trail building
- Improved erosion and drainage control measures

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6.8.4 LIONS DEN

Location	2401 Rim Drive
Size (acreage)	10.5 acres
Predominant Usage	Community park/open space



6.8.4.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Group pavilion (rock house)	2	Good
Picnic table	4	Fair/Poor
Restroom	1	Good
Natural surface trail	0.5 mile	Good
Handicap accessibility	n/a	Good

6.8.4.2 STRENGTHS OF THE PARK

- Park features rustic rock pavilion and overlook of the City of Durango
- Park is popular for special events

6.8.4.3 CHALLENGES OF THE PARK

- Vandalism and littering is problematic for the park
- Park is frequently an unauthorized “party” place for young people

6.8.4.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Interpretive signage
- Upgrade tables
- Site security



6.8.5 SKYRIDGE OPEN SPACE

Location	36 Ophir Drive
Size (acreage)	183.85 acres
Predominant Usage	Trails / Open space

6.8.5.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Natural surface trails	Unknown	Good/Fair/Poor

6.8.5.2 STRENGTHS OF THE PARK

- Successful open space project in close proximity to the City
- Park adjoins numerous residential areas
- Park provides opportunities for diverse trail activities

6.8.5.3 CHALLENGES OF THE PARK

- No access points are clearly marked or signed
- All access points are located within residential areas that provide on-street parking
- There is limited signage regarding usage rules and regulations, trail conditions, or interpretive messaging

6.8.5.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Upgrade parking and trailhead areas with improved interpretive amenities
- Access point signage and clear demarcation

6.9 INDOOR RECREATION FACILITIES ♦

There are currently three (3) indoor facilities within the System that were assessed for the Master Plan. These include:

- Durango Community Recreation Center
- Mason Center
- Ice Rink Pavilion at Chapman Hill

♦ Includes Durango Community Recreation Center and Mason Center. The ice rink pavilion was included in the assessment of Chapman Hill.

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The assessment summaries for these facilities are included below, with the exception of the ice rink pavilion which is addressed in the assessment for Chapman Hill noted previously in this Plan.

6.9.1 DURANGO COMMUNITY RECREATION CENTER

Location	2700 Main Avenue
Size (acreage)	6.83 acres / 71,557 sq. feet
Predominant Usage	Community recreation center



6.9.1.1 ASSET INVENTORY

Major Amenity	Sub-amenities
Entry and reception area	Entry area, reception desk, control point
Youth area	Game tables, television, desk space
Café and vending	Café seating area and vending machines
Babysitting room	Indoor babysitting facility with outdoor play area
Meeting rooms	Four medium rooms, with three that can be enlarged
Administration	Office suite and conference room
Locker rooms	Men’s, women’s, and family locker rooms
Restrooms	Multiple restrooms throughout facility
Climbing wall	Indoor wall with manual and auto belay systems
Gymnasium	Multi-purpose gym with space for multiple sport courts
Racquetball courts	Two racquetball courts
Aquatics area	Lap pool, leisure pool, spa, aquatic play equipment, slide, outdoor sprayscape



Durango Community Recreation Center (continued)	
Major Amenity	Sub-amenities
Fitness area	Free weights, exercise machines
Aerobics gym	Wood floor, dance bars, mirrors
Indoor track	1/13 th mile indoor track overlooking gymnasiums
Support and storage	Utility and storage closets, mechanical areas, maintenance areas
Paved parking lot	214 spaces
Outdoor amphitheater	350 person seating capacity, w/ removable shade fabric
Playground	Large playground equipment

6.9.1.2 STRENGTHS OF THE FACILITY

- Facility is heavily used by diverse segments of the community
- Facility is well located in the City
- Facility amenities support the recreation needs of the community

6.9.1.3 CHALLENGES OF THE FACILITY

- Size of multiple amenities of the facility are under capacity of current demand and needs:
 - Fitness area – exercise equipment area has become cramped
 - Aerobics gym – too small to meet current demands
 - Family locker room – too small to meet current peak demands
 - Maintenance and storage areas – too small to meet current needs
 - HVAC unit of entry area
- Upgraded amenities would improve usage and customer experience:
 - Ventilation in aquatic area mechanical room is inadequate
 - Membership control point at reception desk can be improved
 - Remodel the youth area to include more technology components
 - Sprayscape maintenance presents substantial challenges
 - Spinning room is needed
 - Refreshed pool play equipment is needed
 - Utilities supporting the concession-operated café are not sufficient

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6.9.1.4 POTENTIAL OPPORTUNITIES FOR THE FACILITY

- Expand and upgrade amenities to support evolving and growing usage
- Expand and upgrade utilities as needed to improve operational efficiency
- Shade shelters for outdoor playground

6.9.2 MASON CENTER

Location	301 East 12 th Street
Size (acreage)	3.12 acres / 11,517 sq. feet
Predominant Usage	Community / neighborhood park and gymnastic center



6.9.2.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Mason Center Gymnastics Building	1	Poor
Playground	1	Good
Swing set	1	Good
Picnic table	2	Good
Tennis court	2	Excellent
Grass turf area	1	Good
Handicap accessibility	n/a	Excellent
Paved parking area	27 cars	Excellent

6.9.2.2 STRENGTHS OF THE FACILITY

- Park amenities support diverse usage
- Facility is heavily used by gymnastic programs and instruction
- Irrigation is linked to central control system

6.9.2.3 CHALLENGES OF THE FACILITY

- Size of gymnasium and classrooms are inadequate to support reliable use for gymnastic programs and instruction
- Facility is old and deteriorated
- Facility conditions require significant annual maintenance to sustain safe usage

6.9.2.4 POTENTIAL OPPORTUNITIES FOR THE FACILITY

- Redevelop gymnastic center either on-site or off-site

6.10 ADDITIONAL SITES

There are numerous additional sites for which the Durango Parks and Recreation Department maintenance staff has responsibility for site maintenance and upkeep. These include:

- Pinegrey Building
- Riverside Medical Building
- River City Hall/Fire Station
- City Welcome Sign (Hwy 550 / 160 Intersection)
- Historic 3rd Avenue parkway medians
- Triangle area on West Park Avenue & West Second Avenue
- Three Springs open space and park sites
- Greenmount Cemetery
- Service Center
- Communications Center
- Police Station
- City Hall
- City Car Parks
- Old Library site
- Animas River Trail
- Goeglein Gulch Trail
- SkyRidge Trail
- 5th Street Trail
- Rock Ridge Trail
- Lewis Mountain Lane drainage swale



Three Springs Development Master Plan

The Durango Parks and Recreation Department is responsible for the landscaping and maintenance of many aspects of the sites and facilities listed above. These sites, especially the sites associated with the Three Springs development, add a substantial burden to the labor and budget resources of the maintenance division of the Department. In particular, the following issues are the most predominant:

- The Three Springs development project park acquisitions will significantly alter the existing balance between resources and demands on the Department maintenance

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team. The addition of these responsibilities threatens the ability of the existing park maintenance team to sustain high quality facilities elsewhere in the community.

- The maintenance yard and office complex located at Greenmount Cemetery is inadequate and undersized for the needs of the maintenance team. In addition, vegetative screening is needed to separate the maintenance facilities from the burial areas of the cemetery.



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CHAPTER SEVEN - RECREATION PLAN

Integral to the development of the Master Plan, an assessment of the City of Durango Parks and Recreation Department's program offerings was completed. The Recreation Program Assessment offers an in-depth perspective of the recreation program offerings and helps to identify the strengths, weaknesses and opportunities in the program offerings. The Assessment also assists in identifying core programs, program gaps within the community, and future program offerings for residents.

Assessment findings were based on household survey results, public input comments, program assessment forms, discussions, and interviews with the recreation staff. In addition, marketing materials were reviewed. The PROS Team completed a program assessment focus group with staff and reviewed the existing strengths, weaknesses, opportunities, and threats. The Recreation staff, in conjunction with the PROS team, selected the core programs to be evaluated and entered the data into a PROS matrix. This Plan addresses the program offerings from a macro-perspective. It identifies system-wide key issues and presents recommendations for these issues, while also offering recommendations to elevate the core programs to the next level.

The content of this section is organized as follows:

- Program Assessment and Overview
- Lifecycle Analysis
- Age Segment Analysis
- Core Program Identification
- Recreation Programming Standards, Customer Requirements and Measures
- Program Findings and Recommendations
- Pricing and Cost Recovery
- Strategic Partnerships
- Service System Review
- Marketing Approaches
- Website Review

7.1 PROGRAM ASSESSMENT AND OVERVIEW

During the public input process, community members expressed positive comments about the program offerings by the City of Durango Parks and Recreation Department. Most frequently, residents mentioned the variety of offerings and the significant number of programs for youth. Program registrations have grown every year, which is an encouraging sign. The Department has excellent brand recognition in program areas such as gymnastics, hockey, figure skating, soccer, volleyball, softball, Gametime, and special events.

The most significant challenge facing the Department is its ability to accommodate the demand for programs. The Mason Center has significant limitations to its ability to meet the needs of its users. The Community Recreation Center is well used, but is constrained with



what it offers, based on space restrictions. Many residents mentioned the need for additional fitness and wellness opportunities.

During the last four years, program registrations have shown an extremely significant level of growth as follows:

Year	Recreation Center	Recreation Division
2005	5,617	23,172
2006	5,950	29,831
2007	6,141	29,131
2008	5,918	29,915

This represents an approximate 5% increase for Recreation Center programs and a 22% increase for the Recreation Division. As evidenced by these numbers, the most significant challenge facing the Department is the ability to accommodate the ever increasing demand for recreation program services.

According to the Leisure Vision household survey, household participation rates are 42% which compare favorably to a Leisure Vision benchmark of 30%. However, best-in-class systems have program participation rates of over 50%. The 50% participation rate may be difficult to achieve, unless new programming space is identified.

7.2 LIFECYCLE ANALYSIS

The program assessment included a lifecycle analysis by staff. This assessment helps to determine if the Department needs to develop newer and innovative programs, retrench programs that have been declining, or continue the current mix of lifecycle stages. This assessment was not based on quantitative data, but on staff's opinions of how their programs were categorized according to the following criteria. The listing of the areas also includes the distribution of current programs in the specific lifecycle categories programs:

- Introduction stage 2%
- Take off stage 27%
- Growth stage 34%
- Mature stage 32%
- Saturation stage 5%
- Decline stage 2%

The PROS team recommends a distribution of 60% of programs in the introduction, take off and growth stages. For Durango Parks and Recreation, the percentage is 63%, which is an excellent distribution of newer and older programs. The specific area worth watching is the mature area as it is a fairly significant percentage, and programs can easily fall into saturation and decline. Staff should complete a lifecycle review on an annual basis and ensure the percentage distribution closely aligns with how programs are currently performing.

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7.3 AGE SEGMENT ANALYSIS

The core programs were categorized according to age segments covering the continuum of ages from preschool to adults over 65 years. The age distribution percentage was as follows:

- Preschool - 10%
- Kindergarten through fifth grade - 20%
- Sixth through eighth grade - 20%
- Ninth through twelfth grade - 15%
- Ages 18-24 - 10%
- Ages 25-44 - 10%
- Ages 45-66 - 10%
- Age 65+ - 6%

This distribution reflects programs skewed toward younger aged youth, which is typical of parks and recreation agencies. Half of the core programs are geared toward youth, from preschool through senior high school. However, given the continuation of an aging population, there is room to grow programs for older adults, ages 55-64 and 65+. In the year 2000, residents aged 55 or over represented 16% of the population. This percentage will increase to 25% by 2023, which is a significant percentage increase. The young adult age segment of 18-24 will also maintain a robust percentage of the population. According to recreation trends, this is an age segment that should be targeted for growth in outdoor and extreme sport activities.

7.4 CORE PROGRAM IDENTIFICATION

The ability to align program offerings to community need is of vital importance in successfully delivering recreation services. At the same time, it is also important to deliver recreation programs with a consistent level of quality, which results in consistent customer experiences. The PROS team advocates developing core programs. In assessing the categorization of core programs, many criteria are considered and a partial list is provided below:

- Has been provided for a long period of time
- Is offered 3-4 sessions per year
- Has wide demographic appeal
- Includes 5% or more of recreation budget
- Includes a tiered level of skill development
- Requires full-time staff to manage the program area
- Has strong social value
- Demands high level of customer interface



- Has high partnering capability
- Facilities are designed to support the program

Core programs, by definition, meet at least the majority of these criteria. The establishment of core programs helps to provide a focus for program offerings. This focus, in turn, creates a sense of discipline for quality control of these program areas and helps to reduce variation of service for the program participants.

During a programming discussion with staff, the following list of programs was identified as core program areas:

- Youth Aquatics Programs
- Gymnastics Programs
- Gametime/Daycare Programs
- Youth Specialty Programs
- Youth Sports Programs
- Adult Specialty Programs
- Adult Sports Programs
- Special Events

It is somewhat difficult to recommend additional core program areas, given the space constraints and the existing demands for programs. However, based on survey data, it is clear that additional core program areas need to be considered in the future, including general fitness and wellness activities, for both adults and youths. Adult fitness and wellness programs were rated as being most important to households in the household survey. With the growing interest in combating childhood obesity, opportunities may exist for partnering with the school district to promote healthy lifestyles. Examples exist throughout the country of park and recreation agencies taking a leading role in promoting youth fitness and wellness activities.

Sixty year plus programs could also be included as a future core program area given the aging population. Life skill classes had the lowest level of need being met in the household survey. This program area had a relatively high level of importance to Durango households. In order to grow this program successfully, it is recommended to have the senior age groups differentiated between younger and older groups. Recreation needs for 60 year olds are generally substantially different than the needs of 80 year olds. Some systems nationwide have developed targeted marketing toward the older audience with its own brand and image. This includes a separate program guide for the older audience. Given the interest in active programs, Durango should concentrate on active programs for seniors, with life skills and more passive activities as well.

The other programming area to develop is the nature/environmental program area. With all the focus and attention on sustainability throughout the United States, demand for programs such as home energy conservation, green household practices, community gardening, and green design will grow. Currently, nature programming and environmental

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stewardship are not included in the Department's program inventory. Partnership opportunities with other local recreation agencies and non-profit groups may exist.

In addition, Durango can market its services within the 'No Child Left Inside' campaign, which is a national effort to highlight the importance of environmental education. As part of the Federal Government's Stimulus Funds for Education, funds may be available for the development and implementation of environmental literacy plans, and for model environmental education programs. Parks and Recreation agencies can develop partnerships with school districts across the state to accomplish this.

Adventure programming also shows evidence of increasing growth. This includes activities such as kayaking, canoeing, climbing, and mountain biking. These activities fulfill a significant household need, but also contribute to economic benefits to the City through increased tourism.

Existing programs should generally continue. There is a need for continued expansion of preschool, before and after school programs, and summer camps, as these program areas had significant unmet needs in the household survey.

As part of the Master Plan process, the PROS team prepared a priority needs assessment of facilities and programs based on community survey data, community input, and consultant evaluation. Based on all of the analysis, the PROS team recommended core programs include the following:

- Fitness and Wellness Programs
- Gymnastics Programs
- Gametime/Daycare Programs
- Youth Specialty Programs
- Youth Sports Programs
- Adult Specialty Programs
- Adult Sports Programs
- Community/Special Events Programs

This reflects the addition of fitness and wellness activities to the core program area. It does not suggest an absence of existing fitness and wellness programs, but more of a need to have a core focus and importance to the program area.

As mentioned previously, older adult, adventure recreation, and nature related programs may also grow into core programs in the future.

Along with tracking participant interest and participation in various programs, another important attribute to investigate further is to examine reasons why people do not participate in City of Durango Parks and Recreation programs. According to the household survey, 58% of households did not participate in a recreation program during the last year. Focus groups could also assist in finding out more about the root cause of lack of program participation.

7.5 PROGRAM STANDARDS/MEASURES/CUSTOMER REQUIREMENTS

Currently, the Department operates with a variety of program standards throughout all recreation program areas. Within the Recreation Center procedural manual, standards exist for service, telephone procedures, custodial cleaning, uniforms, safety, and handling customer concerns. The manual is an excellent tool to assist with high quality service delivery. Many of these standards should apply consistently to all programs. Examples of these include:

- Instructional quality standards, such as instructor toolkits
- Internal communication standards for part-time and seasonal staff, such as instructors
- Class minimums and maximums
- Staff uniforms
- Signage
- Telephone answering

Staff should also identify customer requirements for core program areas. Again, this is important to emphasize with staff that directly interface with customers. Customer requirements relate to those service and product attributes that are most important to a customer. A core program area should include a listing of approximately five key customer requirements. For example, in a youth gymnastics program, key requirements could include:

- Overall safety of the program
- Instructional quality
- Convenience and ease of registration
- Cost of the program
- Skill development opportunities

Key requirements should be identified by customers and can be included as part of an importance/performance matrix. This determines how important a requirement is and how the Department is performing. Key requirements should also be reinforced in the training process. Additionally, when developing surveys or program evaluations, the survey questions should relate to the key requirements.

In reviewing the program assessment information, there are limited numbers of performance measures used throughout the system to gauge performance. Current measurements include tracking number of participants, surveys, and revenue and expense associated with programs. This information is tracked monthly, quarterly, and annually, in the Annual Report. A robust measurement system generally includes a more comprehensive set of measures, including:

- Customer retention

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- Customer satisfaction toward the registration system
- Cost recovery rates by core program area
- Household percentage of program participation
- Percent of programs in introduction and growth stage
- Market penetration by age group
- Program distribution by age group

7.6 PROGRAM SPECIFIC FINDINGS AND RECOMMENDATIONS

7.6.1 ADULT SOCCER LEAGUE

This program area is targeted toward young adults and adults, ages 18-44. Secondary markets exist for high school and middle aged adults of 45-64 years of age. The program area is in the mature lifecycle. The only similar provider for this activity is in Bayfield, which is 21 miles away. The size of the program has been relatively flat with the number of teams remaining somewhat consistent, between 33 and 39 teams. The program experiences a customer satisfaction rate of 87%, which is an excellent percentage.

Staff currently does a variety of marketing efforts for the program, including the use of the program guide, web site, flyers, email, newspaper, radio, and pre-programmed messages. A newsletter may also be a popular addition. Furthermore, the use of social networking sites, such as MySpace and Facebook should be considered in the future, as there will be growing interest in creating social networking opportunities for people interested in connecting with others that have a similar interest.

7.6.2 ADULT SOFTBALL

The primary and secondary market areas appeal to the same age segments as adult soccer. Adult softball includes both men's, women's and coed leagues. The similar providers are the Sun Ute Community Center, which is 25 miles away and Bayfield Sports Park, which is 21 miles away. Both of these providers charge much less for team registration than Durango. This is a result of Durango Parks and Recreation having to pay the lease with Fort Lewis College for the use of fields. However, given the geographical distance from other similar providers, this ultimately does not affect registration numbers to any great extent. There are no program cancellations due to lack of registrations. The program could accommodate more teams. The program has an 87% customer satisfaction rate, which is a good rate.

Promotional efforts include the same approaches as adult soccer. Program evaluations and surveys are typically used to determine customer satisfaction. The number of teams has been relatively stable, from 106 teams in 2005 to 106 teams in 2008 with 1,590 participants. In addition, the Department should consider a text messaging service for rainout information for participants through text messages by cell phone or PDAs.

7.6.3 GAMETIME AFTER SCHOOL

Gametime After School programs are offered for elementary and middle school youths, with a primary market focus of elementary aged children. The similar providers include the Boys



and Girls Club, which is located next door, and the 9-R School District which offers an after-school program in seven schools. The Boys and Girls Club offers a lower price for its programs. From a marketing perspective, it is important to differentiate services from similar providers through value propositions. This becomes more important as the program area has been designated as a mature program area. The program area did have a drop-off in number of registrations between 2006 and 2008 from 3,620 to 2,882 registrants, which is a drop of about 20%. Registrant numbers should be closely monitored.

The program enjoys a 97% satisfaction level, which speaks to the quality of the program. The Parks and Recreation Department offers a scholarship program and partners with the Department of Human Services. The scholarship program exists for all other programs as well. As for program promotions, the program area desires to expand marketing approaches through email blasts, public service announcements, and newsletters.

7.6.4 GAMETIME SUMMER

Gametime Summer is priced similarly to its single similar provider, the Boys and Girls Club's summer program. Similar to Gametime After School, the Gametime Summer program is in the mature lifecycle. This program area also has a 97% satisfaction rate, which is excellent. Both Gametime and Gametime Summer programs have excellent brand and image in the community.

Fourteen and fifteen year old former participants are used as program volunteers. This program area also uses an extensive number of partners; seven public partners and two non-profit partners.

7.6.5 RECREATIONAL GYMNASTICS

The Recreational Gymnastics program also has a strong brand and image in Durango. The primary market of the program is geared toward preschool and elementary aged children. Middle and high school students are a secondary market. Program participation has shown consistency with 1,657 participants in 2005, 1,569 in 2006, 1,729 in 2007, and 1,761 in 2008.

The program area has a nice lifecycle distribution, between introductory and take off classes with mature and saturated programs. Customer satisfaction is 90%. This program's greatest challenge is the limitations of the program due to constraints of the Mason Center. Strategically, the Department needs to identify how to best offer sufficiently sized space for this program.

Gymnastics is a program area that is showing growth nationwide due to the Beijing 2008 Olympics and USA Gymnastics' success. With sufficiently sized space, Durango could also offer more programs and host competitions. From a marketing perspective, the program area would like to add email blasts and a newsletter to help promote the program.

7.6.6 GYMNASTICS TEAM

This program area comprises competitive gymnastics and is targeted primarily to elementary school aged children and, secondarily, to middle school students. This program area is a specialized area, rather than a core program area. Similar to recreational

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gymnastics, this program area would like to expand its marketing efforts by adding email blasts and newsletters.

7.6.7 ADULT HOCKEY LEAGUES

This is a core program area that has a primary age segment market of 25-44 and 45-64 year olds. The secondary markets are for age segments of 18-24 and the 65+ market. There are no similar providers for this activity. Its growth is restricted only by the ice time limits, as a result of all of the competing demands for ice time in a seasonal rink.

This is a program area that has experienced tremendous growth in the last four years, from 385 participants in 2005 to 1,039 participants in 2008, which is a 170 percent increase.

This program area does not track many measures of performance, aside from registration and revenue and expense numbers. This should expand to include customer satisfaction information. As for marketing of the program, this area would like to add direct mail, email blasts, and newsletters.

7.6.8 LEARN TO SKATE

This program area is geared for youth aged 3-17, although the primary age group is the 6-10 age group. This is another program area having excellent brand and image. There are no similar providers to this program area. During the last four years, the program has remained consistent in registration numbers from 2,039 participants in 2005 to 2,044 participants in 2008.

100% customer satisfaction exists for this program area. Program evaluations and surveys are used to measure satisfaction. This program area would also like to add direct mail, email blasts and newsletters to its promotional mix.

7.6.9 MAGICAL AFTERNOONS

This is a preschool program, offered during nine months of the year. There are no similar providers for this program. This program area has experienced a drop in registration from 178 participants in 2005 to 39 participants in 2008 and is in the mature lifecycle. It may be worthwhile to reposition the program to draw more participants. In the 2008 Summer/Fall cycle, the program is offered just on Tuesday afternoons. A suggestion would be to complete a focus group of parents currently enrolled in the program to see if different times, length of time, or multiple days of the week are worth considering, if space is available. Lost customer research may also offer suggestions for changes and improvements.

7.6.10 SWIM LESSONS

The swim lesson program is a core program geared toward preschool and elementary school aged children, families and a secondary market geared toward middle school students. The Durango Sports Club, five minutes away, and the Sun Ute Community Recreation Center, forty minutes away, are similar providers for this program. According to the lifecycle information provided by staff, preschool levels 1,2,3 are in the take off stage, youth levels 1,2,3 are in the growth stage, and youth levels 4,5,6 are in the mature stage.



This is another program area that has experienced some registration decline over the last four years. There were 911 registrants in 2005 and 731 in 2008, which is a 20 percent drop. It may be beneficial to cross promote the Magical Afternoon program with the Swim Lesson program as a way of building registration in both areas. Based on the lifecycle distribution, it is suggested that retention participation rates are tracked. Knowing these rates will help determine what types of customer loyalty ideas can be implemented in order to build retention.

The program area has a 97% customer satisfaction rate, which is an extremely good performance. Program evaluations, surveys, and comment cards are used to measure satisfaction. The teaching staff is Red Cross certified, and volunteers are used as water safety aids. This program area would like to add email, newsletters and in-house promotions to its promotional mix.

7.6.11 TRAIL SERIES

This is a fast growing program that includes races for hikers/runners on three trail systems. According to the household survey results, this is a significantly important program area and one poised for growth, as long as staffing is sufficient to generate more program growth. The primary age groups are 18-24, 25-44, 45-64, and 65+. The secondary market is geared toward elementary and middle school youth. There are three similar providers for this program area: Durango Motorless Transit, Fort Lewis College, and Three Springs. According to the lifecycle breakdown, the Mountain Park Classic and Town Series are in the take off stage, and the Mother's Day Telegraph and Animas Mountain Mug Run are in the growth stage.

Participation rates in this program area have grown from 76 in 2005 to 275 in 2008, which is a 261% increase. Currently, there are no measures for customer satisfaction and retention, which are measures that should be tracked in the future.

There are volunteers involved in the program, including Durango High School Cross Country, First National Bank and members of the community. Zia Taqueria is a corporate sponsor. This program area would like to add email blasts, paid advertisements, and newsletters to its promotional mix.

Additionally, the Department should continue to offer youth triathlons. This is a program area that is growing regionally and nationally. Youth triathlon activities are the fastest growing market segment of the triathlon market and fits well within the Durango program mix.

7.6.12 YOUTH BASKETBALL

This is a program area geared toward elementary aged youth, grades one through six. There is one similar provider for this program, the Four Corners Youth Basketball program. This is a competitive travel league, which has a different focus than Durango's basketball program. The Youth Basketball program promotes healthy lifestyles by playing sports. Its emphasis is on fun and skill development, not competition.

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This program area is designated as a program in decline. Participant numbers have been dropping from 478 in 2005 to 368 in 2008, which is a 23% decline. The Department should conduct lost customer research to determine the root cause of the decline.

Youth basketball uses the 9-R School District gymnasium and is charged \$9.00/hour for its use. Four Corners Materials provides \$3,500 for youth jerseys.

The program area would like to add email blasts and newsletters to its repertoire of promotional efforts. The program area completes surveys, program evaluations, and on-site surveys to measure customer satisfaction. The current customer satisfaction measurement is 100%.

7.6.13 SENIORS

This program area could grow as well from the creation of branding targeted toward older populations, complete with a tag line and logo. As mentioned earlier, rather than identifying older populations as one market, it is important to differentiate between “active adult” and senior programs. Some organizations such as Ft. Collins, Colorado Arlington Heights, Illinois, and Arlington, Texas have separate marketing pieces and brochures targeted to this growing market.

7.6.14 SUGGESTIONS FOR FUTURE PROGRAMS

Program growth areas could include adventure sports and extreme sports market. As nationwide trends have shown, this is a fast growing market and is poised for even greater growth in the times to come. Other opportunities include the senior market for softball, volleyball and other activities.

There may be ancillary cross-marketing opportunities in combination with other programs such as youth yoga, nutrition, personal fitness training, etc. Given the success of the various sports leagues, it would also be beneficial to promote the different leagues and tournaments on a system-wide scale.

Keeping in mind the high number of youth events, email blasts and web promotions through MySpace/Facebook profiles is an important option to consider. The teen population is a difficult age segment to target for programs. One idea for connecting with these youth is to offer volunteer opportunities for sustainability initiatives. Younger generations have increased awareness and willingness to volunteer in environmental stewardship and sustainability initiatives.

Special populations should have more importance in the program inventory. The need for more attention to special populations occurred during the public input process. In addition, there were a significant percentage of households who felt there is unmet need for this program area. A specific needs assessment process for people with special needs may be a starting point for program expansion. Special populations generally attract partners and corporate sponsors. A separate foundation may be helpful as well in increasing funding sources.



7.7 PRICING AND COST RECOVERY

There are no non-resident fees due to an agreement with La Plata County for the use of the Fairgrounds for the Recreation Center. During the community input phase of the Master Plan, there was some sentiment for having non-resident fees. This should be researched further. One way of doing this is by providing 'resident discounts' instead of non-resident fees. This also creates a positive sentiment in the local users' minds as they see value for their tax payer money.

The senior age is 60 for reduced fees at the Recreation Center and Chapman Hill. Youth also receive reduced fees for these same facilities.

The Recreation Division overall has a cost recovery goal of 80%. For the last six years the Recreation Center has had an average cost recovery of 82% of direct costs. This cost recovery percentage exceeds the normal cost recovery of Colorado indoor recreation centers.

Recreation Division programs have increased their cost recovery from 60% in 2002 to 81% in 2007 and 78% in 2008, which is excellent performance. It may be helpful to have identified cost recovery rates for core program areas in order to establish accountability for financial performance, as well as serve as an indicator of more individual performance. Currently no revenue policy is in place. A policy assists staff in the establishment of fees that are appropriate to each program and service, and provides a framework for pricing. In the absence of a revenue policy, staff tends to use competitive pricing as the sole pricing criterion.

Parks and Recreation currently follows a 70/30 contractual split when the contractor works in City facilities and PROS recommends that it should be closer to 60/40.

7.8 STRATEGIC PARTNERSHIPS

Scholarships have grown from \$7,368 in 2003 to \$21,987 in 2008, which is approximately a 200% increase. The County contributes equally to the provision of scholarships. There may be opportunity to grow these numbers even more with the addition of corporate donations, or a dollar check-off for program registrations.

The corporate support area should be an area of emphasis for the Department. This area suggests room for growth. The framework for a strategic development of corporate support includes developing and implementing sustainable strategies for increasing revenue from public-private partnerships. Some park and recreation agencies have a full-time staff person dedicated toward this area of responsibility. While Durango may not be a large enough Department to staff this with a full-time person, there should be at least part-time or contractual hours dedicated to this area.

7.9 SERVICE SYSTEM REVIEW

The relationship between the service delivery process and program revenues is of critical importance. Understanding this important dynamic, PROS Consulting, LLC reviewed the service system and has recommendations to build on the service framework that already

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exists in the Department. As noted in the community needs assessment survey, Parks and Recreation currently experiences a high level of customer satisfaction. Therefore, this section is intended to move the agency to a higher level of sophistication in its service approaches.

It is important for Durango Parks and Recreation to develop an overall system in which all program areas consistently apply similar service standards. A systems approach could be strengthened. This is first and foremost in working on continuously improving overall service excellence. One method to achieve this is to reinforce established standards for customer satisfaction. This can be accomplished through a cross functional 'voice of the customer' team. A cross functional team's role is to be responsible for the overall service system of the Department.

ISO 9000:2001 (International Standards Organization that develops standards for various industries worldwide) includes four important components in developing an overall excellent customer satisfaction system. These four components include:

- Top management commitment
- On-going needs assessment of customers
- Overall customer satisfaction system
- Overall customer dissatisfaction system

Top management commitment is demonstrated by allocating resources to continuously improving services, such as technology, registration system improvements, staffing to support excellent service, development of overall service training, and recognizing staff for excellent service. Furthermore, top management should be connected to data regarding customer satisfaction. This can be achieved by including customer feedback as a regular discussion item in staff meetings.

The needs assessment, as part of the Master Plan, is a good starting point in determining customer needs. This formalized approach should be completed every five to seven years. In the interim years, it is helpful to undertake less formal approaches in determining customer needs by core program areas through program evaluations, consumer advisory panels, lost customer research, and focus groups. Good service systems identify future customer needs as well as current needs. This should be a future goal of the Department.

As for customer satisfaction, it is suggested to have a system-wide approach to measuring satisfaction. Currently, most program staff complete satisfaction surveys and program evaluations on an annual basis. Most satisfaction rates range from the middle 80's to upper 90's percentile of satisfaction. The target should be to grow that number to 90%. It is also worth tracking highly satisfied customers, rather than all merely satisfied customers. Highly satisfied customers or "apostles" have a much greater propensity toward repurchasing and advocating services. A rate of over 50% of highly satisfied customers is desired.

In addition to surveys and program evaluations, some program areas use on-site surveys or comment cards as other methods of determining customer satisfaction. Systems for measuring satisfaction should be consistent across all program areas. There should also be a standardized process in place to ensure follow-up on data provided from survey and program evaluation results. Many times organizations do a good job capturing information,

but there is no effort to close the loop in analyzing, responding to customer about improvements being made, and verifying the improvements have a positive effect on program registrations.

Customer satisfaction rates should be included as part of a performance measurement system. Results should be shared with City Management, Councilors, boards and commissions, staff, and the public. Results should be posted on the web and used as part of testimonials to promote programs. It is important to ensure that the evaluation criteria match the key customer requirements that should be established for each program area.

One additional suggestion for enhancing the customer satisfaction process is to use the American Customer Satisfaction Index (ACSI) score criteria, developed at the University of Michigan. Their customer satisfaction index includes three overall satisfaction scores:

- How satisfied are customers with the Department?
- How likely is the customer to repurchase?
- How likely is it that the customer will refer the service to a friend?

The averages of all three percentages are then combined into one overall score. These questions should be included on all surveys and program evaluations. Survey questions need to correlate with the most important customer requirements. No standardized process exists for determining customer requirements. The most effective method to determine important customer requirements is through interviews/focus groups with customers. Staff input into the process is valuable as well; particularly staff who interface with customers on a regular basis.

Good satisfaction measurement systems include performing additional methods beyond surveying and program evaluations. It is suggested that the Department look at a variety of methods in measuring satisfaction as well as formalizing processes mentioned above. This includes focus groups, lost customer research, transactional surveys, mystery shopping, customer interviews, and trailer calling. Transactional surveys are on-the spot surveys, completed at the time of the service. These are particularly useful at special event activities.

Mystery shopping involves hiring objective users of services to “shop” Durango parks and recreation services. Mystery shopping firms exist, or another less expensive option is to use trained volunteers. The shoppers report back to management about the quality of their experience. Trailer calling involves contacting program participants after the first couple of weeks of classes are held. This provides just-in-time feedback in the event any adjustments are needed to the program. This feedback is provided to the instructor, and adjustments can be made immediately to improve the program.

The last component of excellent standards for customer satisfaction is the development of a system-wide approach to handling customer dissatisfaction. Standards do exist for handling complaints and concerns. A database tracking all of the inquiries or comments about needed improvements should be created. This information should be reviewed on a quarterly basis by the senior management team. Consistent suggestions for improvements or dissatisfaction areas should become a focus for the following year’s strategic objectives.

In addition, the Department should consider ways to build customer loyalty. Knowing how loyal customers are is an extremely important indicator of success. There should be a

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process that identifies how to reward frequent and loyal customers. The goal should be to increase the percentage of existing customers that participate in more than one program a year. This can be accomplished by developing a “frequent flyer” type of program that awards points for recreation purchases, or developing partnerships with nearby retailers and giving frequent guest gift cards. Additionally, 69% of program participants learn about programs and activities through their friends and neighbors, which is a healthy percentage. Encouraging discounts by bringing a friend may be another means of increasing participation.

The final area of consideration is to develop an audit system to verify that specifications are being met by staff. The audit system could be performed by secret shoppers or staff members who do not have direct responsibility for an audited area. Audits can be as simple as a listing on a check list of important service requirements.

7.10 MARKETING APPROACHES

This section reviews the marketing approaches of the City of Durango Parks and Recreation Department. Included in this analysis is a review of the program guide and other marketing approaches, branding and image, Web site review, corporate support, and public relations.

The program guide is mailed twice a year to the RecTrac data base. Printed brochures in the Summer/Fall 2008 guide included a total of 9,800 guides and 7,049 mailed to households in the database. One barrier to participation in programs may result from households not receiving the program guide as a result of not being a current participant. Since newspaper readership is so high, it is important to publish notices of upcoming program sessions in newspapers and directing residents to the Web site.

There are several examples of park and recreation agencies across the United States that have found success in marketing programs through the use of ‘stimulus’ packaging of programs and services. There may be opportunity to cross market and bundle program and facility offerings in more affordable ways to help those who are experiencing financial problems in the current economic challenging times.

Currently, the Department spends about 1.3% of its Recreation operating budget on marketing. The Durango Community Recreation Center spends less than 1% of its budget on marketing. This is below the general recommendation of the PROS Team, in which 4% of the operating budget should be dedicated toward marketing. This is based on a national inventory of best-in-class providers of recreation services. However, it should be noted that most of Durango’s programs are full. Increased marketing may only result in an even higher percentage of customers not being able to be accommodated due to lack of space. However, it may be possible to manage program scheduling to offer some in - demand programs in non-prime time slots as well for those who are flexible and can make the shift. As a way to incentivize them, those non-prime time programs could be offered at a cheaper rate.

Marketing can also help with overall brand and image of the Department by creating visibility and leadership in important areas of emphasis, such as sustainability practices, emphasis on improving community fitness and wellness, and helping to combat childhood obesity.



Marketing needs to move from being reactive and random in its approaches to developing a more strategic focus. Marketing should align itself with the Master Plan. In addition, marketing becomes more strategic and less reactive as a result of developing an overall marketing plan. This plan should include major strategic themes for marketing support in the future. Individual core program and facility business plans should also exist, in alignment with a marketing plan.

7.11 WEBSITE REVIEW

The following section of the Plan is a brief summary of the Website, its strengths and weaknesses, and opportunities for improvement. On the home page, there are benefits listed, which is good practice.

The information on the Website is easy to navigate and follow. On the home page, it is easy to find the information desired. It is now common practice to have the program guide included in the Website and allow for customer convenience in registering on-line. Durango Parks and Recreation Department has a good on-line registration process in place. The link on the City's home page for people looking to register for recreation programs is a good idea. The suggestion for improvement includes more frequent updates, providing more visually dynamic information, and including more information on the web, particularly agency information.

Users could also be asked to send pictures from their time at the parks, programs and facilities and there could be a monthly or a quarterly contest for best picture. This would also build advocacy, encourage greater click throughs on the Website and make it a more interactive site.

The staff listing and email contacts for the Department are good. There are many agencies that make it difficult to find contact information. Durango makes it easy to find staff, making the organization more transparent.

It is easy to find the facilities, parks, and recreation program listing on the home page of the Parks and Recreation Website. Consideration should be given to developing virtual tours of the facilities, which would make the site more dynamic. An example is the ability of a potential rental customer to be able to view rooms available for reservations. This may result in increased revenues. Eventually room reservations should be accommodated online.

The 2001 Parks, Open Space and Trails Master Plan was hard to find on the City's Web site. The current Master Plan document should have a link on the home page. Other agency information would be beneficial to have linked on the home page, including budget information, results of customer satisfaction, and the Annual Report.

The listing of current events each year is important to have. Parks and recreation agencies frequently receive requests for calendar of events. Durango Parks and Recreation recognized this as a need and is probably well received by the residents.

It may also be helpful to include a brief educational review of maintenance practices on the website. Residents have an interest in knowing the environmental practices the Department uses. Having information on the web may better inform users of the significant demands and challenges the parks staff face in their daily tasks.

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Party service opportunities are listed according to facility locations. Many agencies centralize this service as it usually is a service area with high demands from the public. Rather than having parties listed under facility headings, there may be some benefit in having a party page.

A process should be put into place to constantly assess the Website, as this is the first introduction of the agency to many potential customers. An assessment should include a review of the following items:

- Content
- Maintainability
- Accessibility
- Customer usage
- Internal support

A Website assessment should be completed at least annually. The assessment should include external customer feedback. In addition, it is helpful to have recreation program staff review the site and provide suggestions in areas of improvement, based on their use of the site and suggestions they hear from customers.



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CHAPTER EIGHT - STANDARDS, EQUITY MAPPING & GREENPRINTING

8.1 FACILITY STANDARDS

Facility Standards are guidelines that define service areas based on population that support investment decisions related to parks, facilities and amenities. Facility Standards can and will change over time as the program lifecycles change and demographics of a community change.

PROS evaluated park facility standards using a combination of resources. These resources included: National Recreation and Park Association (NRPA) guidelines, recreation activity participation rates reported by American Sports Data as it applies to activities that occur in the United States and the Durango area, community and stakeholder input, findings from the prioritized needs assessment report and general observations by PROS. This information allowed standards to be customized to the City of Durango (**Figure 15**).

Based on 168.7 acres of current park land and a population of 15,632, the standard for park acres is 15.5 acres per 1,000 persons. The recommended 2009 standard is 15.5 acres per 1,000, which means that the City currently needs 74 acres of park land. Also, in light of the City’s population growth over the next 10 years there is an anticipated need for 110 total acres of park land.

These facility standards should be viewed as a guide. The standards are to be coupled with conventional wisdom and judgment related to the particular situation and needs of the community. By applying these facility standards to the population of Durango, gaps and surpluses in park and facility/amenity types are revealed.

The purpose of establishing level of service standards for parks and recreation facilities is to ensure adequate provision of facilities and equal opportunity for residents. Although measuring equal opportunity will never be an exact science, five measures can help provide a reasonable assessment: (1) Amount of park land in acreage; (2) Distance or travel time to access; (3) Capacity of facilities; (4) Quality of experience; (5) Availability of programs and activities.

The standards used for the Master Plan are based upon the amount of acreage of park land, miles of trails or number of recreational amenities. The distance or travel time is an important measure of service. The City of Durango standards for distance are as follows:

Park Type	Size	Service Area
Mini	Less than 1 acre	¼ mile radius
Neighborhood	1 to 10 acres	½ mile radius
Community	10 to 100 acres	2 mile radius
District	More than 100 acres	5 mile radius

The Facility/Amenity Standards Matrix is a graphical representation of the data presented in the Service Area Analysis.



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City of Durango Facility Standards

Park Type	Current 2009 Inventory - Developed Facilities					2009 Facility Standards			2019 Facility Standards		
	Durango Inventory	Schools / La Plata County Inventory (Discounted)	Schools / La Plata County Inventory (Original)	Total Combined Inventory	Current Service Level based upon population	Recommended Service Levels	Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	
Mini Parks	261			261	0.17 acres per	1,000 0.58 acres per	1,000 Need Exists	5 Acres(s)	Need Exists	6 Acres(s)	
Neighborhood Parks	3892			3892	2.49 acres per	1,000 3.01 acres per	1,000 Need Exists	8 Acres(s)	Need Exists	15 Acres(s)	
Community Parks	25.78			25.78	1.65 acres per	1,000 5.01 acres per	1,000 Need Exists	52 Acres(s)	Need Exists	61 Acres(s)	
Linear Parks / Greenways	105.36			105.36	6.74 acres per	1,000 7.01 acres per	1,000 Need Exists	4 Acres(s)	Need Exists	20 Acres(s)	
Total Park Acres	17247			17247	11.06 acres per	1,000 15.50 acres per	1,000 Need Exists	70 Acres(s)	Need Exists	106 Acres(s)	
Open Space Natural Areas	151061			151061	96.64 acres per	1,000 n/a acres per	1,000	Acres(s)		Acres(s)	
Special Use Areas	44.41			44.41	2.84 acres per	1,000 n/a acres per	1,000	Acres(s)		Acres(s)	
OUTDOOR AMENITIES:											
Playgrounds	17.00	3.00	6.00	20.00	1.00 structure per	782 1.00 structure per	1,000 Meets Standard	- Structures(s)	Meets Standard	Structures(s)	
Picnic Pavilion/ Shelter	14.00	2.00	4.00	16.00	1.00 structure per	977 1.00 structure per	1,000 Meets Standard	- Structures(s)	Need Exists	2 Structures(s)	
Skate Park	1.00	-	-	1.00	1.00 structure per	15,632 1.00 structure per	20,000 Meets Standard	- Structures(s)	Meets Standard	2 Structures(s)	
Baseball 200 ft.	1.00	0.50	2.00	1.50	1.00 field per	10,421 1.00 field per	5,000 Need Exists	2 Field(s)	Need Exists	2 Field(s)	
Baseball 300 ft.	-	1.00	4.00	1.00	1.00 field per	15,632 1.00 field per	4,000 Need Exists	3 Field(s)	Need Exists	3 Field(s)	
Softball Adult	-	0.75	3.00	0.75	1.00 field per	20,843 1.00 field per	5,000 Need Exists	2 Field(s)	Need Exists	3 Field(s)	
Softball Youth	-	-	-	-	1.00 field per	n/a 1.00 field per	7,500 Need Exists	-	Need Exists	2 Field(s)	
Soccer Regulation	-	0.75	3.00	0.75	1.00 field per	20,843 1.00 field per	4,000 Need Exists	3 Field(s)	Need Exists	4 Field(s)	
Soccer Youth	1.00	-	-	1.00	1.00 field per	15,632 1.00 field per	7,500 Need Exists	1 Field(s)	Need Exists	1 Field(s)	
Multi-Purpose Fields	2.00	1.25	5.00	3.25	1.00 field per	4,810 1.00 field per	2,000 Need Exists	5 Field(s)	Need Exists	6 Field(s)	
Outdoor Basketball Courts	2.00	1.00	2.00	3.00	1.00 court per	5,211 1.00 court per	4,000 Need Exists	1 Court(s)	Need Exists	1 Court(s)	
Tennis Courts	4.00	2.00	8.00	6.00	1.00 court per	2,605 1.00 court per	2,000 Need Exists	2 Court(s)	Need Exists	3 Court(s)	
Trails (all surface miles)	94.89	-	-	94.89	6.07 miles per	1,000 2.00 miles per	1,000 Meets Standard	- Mile(s)	Meets Standard	Mile(s)	
Off-leash Area	1.00	-	-	1.00	1.00 site per	15,632 1.00 site per	20,000 Meets Standard	- Site(s)	Meets Standard	Site(s)	
Outdoor Pool	-	-	-	-	1.00 site per	n/a 1.00 site per	20,000 Need Exists	1 Site(s)	Need Exists	1 Site(s)	
Aquatic Center/Indoor Pool (Square Feet)	21,493	-	-	21,493	1.37 SF per person	0.50 SF per person	Meets Standard	- Square Feet	Meets Standard	- Square Feet	
Recreation/Community Center Space (Square Feet)	95,181	4,672	18,686	99,853	6.39 SF per person	2.00 SF per person	Meets Standard	- Square Feet	Meets Standard	- Square Feet	
Estimated Population - 2009	15,632										
Estimated Population - 2019	17,961										

Notes:
 School / County sports inventory and recreation community center space discounted by 75% based on actual time available to the community
 School / County playgrounds, picnic pavilions and outdoor basketball courts discounted by 50% based on actual time available to the community

Figure 15 - City of Durango Facility/Amenity Standards

* Note - This plan is Exhibit 1 and the application of this plan and its contents shall be limited to only those areas identified in Exhibit 2



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8.2 EQUITY MAPPING/SERVICE AREA ANALYSIS

Service area maps and standards assist key leadership with the ability to assess where services are offered, how equitable the service distribution and delivery is across the Durango service area, and how effective the service is as it compares to the demographic densities. In addition, looking at guidelines with reference to population enables the City to assess gaps in services, where facilities are needed, or where an area is over saturated. This allows City management to make appropriate capital improvement decisions based upon need for a system as a whole.

As outlined in the previous Standards section of the Master Plan, it was noted that schools and La Plata County facilities used by the City are discounted by an amount reflecting the actual percentage of time the public can use the facilities. For example, school playgrounds are discounted 50% as they are only available 50% of the time. These percentage discounts of either 50 or 75% are noted throughout the following section.

Figures 16-35 show the service area maps that were developed for each of the following major assets:

- Neighborhood Parks
- Recreation/Community Centers
- Community Parks
- Linear Parks
- Playgrounds
- Picnic Pavilions/Shelters
- Baseball Fields – 300 ft.
- Baseball Fields – 200 ft.
- Youth Softball Fields
- Adult Softball Fields
- Youth Soccer Fields
- Regulation Soccer Fields
- Skate Parks
- Tennis Courts
- Trails (All Surfaces)
- Indoor Pools
- Basketball Courts
- Off-Leash Areas
- Multipurpose Fields



- Mini Parks

The source for the population used for standard development is the estimated 2009 population and projected 2019 populations as reported by Environmental Systems Research Institute, Inc. (ESRI). Estimated population for 2009 is 15,632; 2019 population is projected at 17,964. Projected 2019 service areas were compared for each asset mapped. The shaded areas in the Equity Maps indicate the service level i.e. the population being served by that park type/amenity as outlined in the Facility/Amenity Standards in **Section 8.1**.

8.2.1 NEIGHBORHOOD PARKS SERVICE AREA

Figure 16 demonstrates the locations of the neighborhood parks in the Durango service area and the associated population densities. The City has a total of 38.92 acres of neighborhood parks. This correlates to a current service level of 2.18 acres per 1,000 people. This map shows the recommended service level of 3.0 acres per 1,000 people. The City does not meet the recommended standard. To meet the 2009 recommended standard, the City will need to add 13.00 acres of neighborhood parks and 7.00 additional acres to serve the projected 2019 population, for a cumulative total of 20.00 additional acres. Currently there is a need for service in the central and southern regions of the City.

8.2.2 RECREATION/COMMUNITY CENTERS SERVICE AREA

Figure 17 demonstrates the locations of the community centers in the Durango service area and the associated population densities. The City has 99,853 community center square feet. This correlates to a current service level of 6.39 square feet per person. This map shows the recommended service level of 2.0 square feet per person. The City currently meets the recommended standard and will continue to do so to serve the projected 2019 population. While the recommended standard is met according to square footage amount, there is a need for service in the southernmost region of the City.

8.2.3 COMMUNITY PARKS SERVICE AREA

Figure 18 demonstrates the location of community parks in the Durango service area and the associated population densities. The City has 25.78 acres of community parks. This correlates to a current service level for community parks of 1.65 acres per 1,000 people. This map shows the recommended service level of 5.00 acres per 1,000 people. The City does not meet the recommended standard. To meet the current standard, the City needs to add 52.00 acres of community parks. To meet the standards for the projected 2019 population an additional 12.00 acres will need to be added for a total of 64.00 additional acres of community parks. Currently there is a need for service in the northeast and northwest regions of the City.

8.2.4 LINEAR PARKS

Figure 19 demonstrates the location of linear parks in the Durango service area and the associated population densities. The City has 105.36 acres of linear parks. This correlates to a current service level for linear parks of 6.7 acres per 1,000 people. This map shows the recommended service level of 7.00 acres per 1,000 people. The City does not meet the recommended standard or the projected need for 2019. To meet the current

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recommended standards an additional 5.00 acres are needed. To meet the projected 2019 population an additional 16.00 acres will need to be added for a total of 21.00 additional acres of linear parks. Currently there is a need for service in the majority of the City, mainly in the eastern and southern regions.

8.2.5 PLAYGROUND SERVICE AREA

Figure 20 demonstrates the location of playgrounds in the Durango service area and the associated population densities. The City has 17 playground structures with Schools/La Plata County contributing a 50% Discounted Inventory of three structures for a total of 20 playgrounds. This correlates to a current service level for playgrounds of one structure per 782 people. This map shows the recommended service level of one structure per 1,000 people. The City meets the recommended standard and the projected need for 2019. While the recommended standard is met, there is a need for additional service in the southern regions of the City, based on the number of playgrounds located in the northern regions of the City.

8.2.6 PICNIC PAVILIONS / SHELTERS (100-199) SERVICE AREA

Figure 21 demonstrates the location of pavilion/shelters in the Durango service area and the associated population densities. The City has 14 pavilion/shelter structures with Schools/La Plata County contributing a 50% Discounted Inventory of two shelters for a total of 16 shelters. This correlates to a current service level for shelters of one structure per 977 people. This map shows the recommended service level of one structure per 1,000 people. The City meets the recommended standard but will need to add two shelters to meet the projected 2019 population. There is currently a need for shelters in the majority of the City as the existing shelters are predominantly located in the north central region of the City, with no coverage in the south central and south eastern part of the City.

8.2.7 300 FT. BASEBALL FIELDS SERVICE AREA

Figure 22 demonstrates the location of 300 ft. baseball fields in the Durango service area and the associated population densities. The City has no 300 ft. baseball fields with Schools/La Plata County contributing a 75% Discounted Inventory of one field for a total of one 300 ft. baseball field. This correlates to a current service level for 300 ft. baseball fields of one field per 15,632 people. This map shows the recommended service level of one field per 4,000 people. The City does not meet the recommended standard. To meet the 2009 recommended standard and to serve the projected 2019 population, the City will need to add three fields. Currently there is a need for additional service in the majority of the City as the only field is in the north central region.

8.2.8 200 FT. BASEBALL FIELDS SERVICE AREA

Figure 23 demonstrates the location of 200 ft. baseball fields in the Durango service area and the associated population densities. The City has one 200 ft. baseball field, with Schools/La Plata County contributing a 75% Discounted Inventory of .5 fields for a total of 1.5 fields. This correlates to a current service level for 200 ft. baseball fields of one field per 10,421 people. This map shows the recommended service level of one field per 5,000 people. The City does not meet the current recommended standard. To meet the 2009



recommended standard and to serve the projected 2019 population, the City will need to add two fields. Currently there is a need for additional service in the majority of the City as the only field is in the north central region.

8.2.9 YOUTH SOFTBALL FIELDS SERVICE AREA

Figure 24 demonstrates the location of youth softball fields in the Durango service area and the associated population densities. The City has no youth softball fields. This map shows the recommended service level of one field per 7,500 people. The City does not meet the recommended standard. To meet the 2009 recommended standard and to serve the projected 2019 population, the City will need to add two fields. Currently there is a need for additional service all over the City.

8.2.10 ADULT SOFTBALL FIELDS SERVICE AREA

Figure 25 demonstrates the location of adult softball fields in the Durango service area and the associated population densities. The City has no adult softball fields with Schools/La Plata County contributing a 75% Discounted Inventory of 0.75 fields for a total of 0.75 fields. This correlates to a current service level for adult softball fields of one field per 20,843 people. This map shows the recommended service level of one field per 5,000 people. The City does not meet the recommended standard. To meet the 2009 recommended standard the City will need to add two fields. To serve the projected 2019 population, the City will need to add one additional adult softball field for a total of three additional fields. Currently, there is a need for additional throughout the entire City as the only one seems to be in the north central region of the City.

8.2.11 YOUTH SOCCER FIELDS SERVICE AREA

Figure 26 demonstrates the location of youth soccer fields in the Durango service area and the associated population densities. The City has one youth soccer field. This correlates to a current service level for youth soccer fields of one field per 15,632 people. This map shows the recommended service level of one field per 7,500 people. The City does not meet the recommended standard. To meet the 2009 recommended standard and to serve the projected 2019 population, the City will need to add one field. Currently there is a need for additional service in the majority of the City as the only field is in the center of the City.

8.2.12 REGULATION SOCCER FIELDS SERVICE AREA

Figure 27 demonstrates the location of adult soccer fields in the Durango service area and the associated population densities. The City has no adult soccer fields with Schools/La Plata County contributing a 75% Discounted Inventory resulting in 0.75 fields for a total of 0.75 regulation soccer fields. This correlates to a current service level for regulation soccer fields of one field per 20,843 people. This map shows the recommended service level of one field per 4,000 people. The City does not meet the recommended standard. To meet the standards for the 2009 population, the City needs to add three fields. To meet the standards for the projected 2019 population, the City needs to add an additional one field for a total of four fields. Currently there is a need for additional service in the majority of the City as the only fields are in the central part of the City.

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8.2.13 SKATEPARKS SERVICE AREA

Figure 28 demonstrates the location of skateparks in the Durango service area and the associated population densities. The City has one skatepark. This correlates to a current service level for skateparks of one park per 15,632 people. This map shows the recommended service level of one park per 20,000 people. The City does meet the recommended standards and the recommended standards for 2019.

8.2.14 TENNIS COURTS SERVICE AREA

Figure 29 demonstrates the location of tennis courts in the Durango service area and the associated population densities. The City has four tennis courts with Schools/La Plata County contributing a 75% Discounted Inventory resulting in two courts for a total of six courts. This correlates to a current service level for tennis courts of one court per 2,605 people. This map shows the recommended service level of one court per 2,000 people. The City does not currently meet the recommended standard. To meet the standards the City will need to add two courts. To meet the standards for the projected 2019 population an additional one court will need to be added for a total of three courts. Currently there is a need for additional service in the southern, northwest and central regions of the City.

8.2.15 TRAILS

Figure 30 demonstrates the location of trails in the Durango service area and the associated population densities. The City has 94.89 miles of trails. This correlates to a current service level for trails of 6.07 miles per 1,000 people. The recommended service level is 2.00 miles per 1,000 people. The City meets the recommended standard. There is currently a need for trails in the central region of the City.

8.2.16 INDOOR POOLS SERVICE AREA

Figure 31 demonstrates the location of indoor pools in the Durango service area and the associated population densities. The City has 21,493 square feet of indoor pools. This correlates to a current service level for indoor pool of 1.37 square feet per person. This map shows the recommended service level of 0.50 square feet per person. The City currently meets the recommended standard. While the recommended standard is being met, according to location there is a need for service in the southern and central regions of the City.

8.2.17 BASKETBALL COURTS SERVICE AREA

Figure 32 demonstrates the location of outdoor basketball courts in the Durango service area and the associated population densities. The City has two outdoor basketball courts with the Schools/La Plata contributing a 50% Discounted Inventory, resulting in one outdoor basketball court for a total of three courts. This correlates to a current service level for outdoor basketball courts of one court per 5,211 people. This map shows the recommended service level of one court per 4,000 people. The City does not meet the recommended standard. To meet the current standards and the standards for the 2019 population, the City needs to add one outdoor basketball court. There is currently a need for service in the majority of the City as the existing basketball courts are in the center of the City.

8.2.18 OFF LEASH AREAS SERVICE AREA

Figure 33 demonstrates the location of off leash parks in the Durango service area and the associated population densities. The City has one off leash (dog) park. This correlates to a current service level for off leash parks of one per 15,632 people. This map shows the recommended service level of one per 20,000 people. The City meets the current and projected recommended standards. There is no need for service as the entire City is well covered.

8.2.19 MULTIPURPOSE FIELDS SERVICE AREA

Figure 34 demonstrates the location of multipurpose fields in the Durango service area. The City has two multipurpose fields with the Schools/La Plata County contributing a 75% Discounted Inventory of 1.25 fields for a total of 3.25 multipurpose fields. This correlates to a current service level for multipurpose fields of one field per 4,810 people. This map shows the recommended service level of one field per 2,000 people. The City does not meet the current recommended standards. In order to meet the current recommended standard, the City will need to add five additional fields. To meet the projected 2019 needs, the City will need to add an additional field for a total of six additional fields. Currently a need exists in the majority of the city as the current fields are in the north central region of the City.

8.2.20 MINI PARKS SERVICE AREA

Figure 35 demonstrates the location of mini parks in the Durango service area and the associated population densities. The City has 2.61 acres of mini parks. This correlates to a current service level for mini parks of .26 acres per 1,000 people. This map shows the recommended service level of .50 acres per 1,000 people. The City does not meet the recommended standard. To meet the standard, the City needs to add four acres of mini parks and to meet the projected 2019 standards, an additional one acre for a total of five acres of mini parks. There is currently a need for service in the majority of the City as the existing parks are in the north central region of the City.

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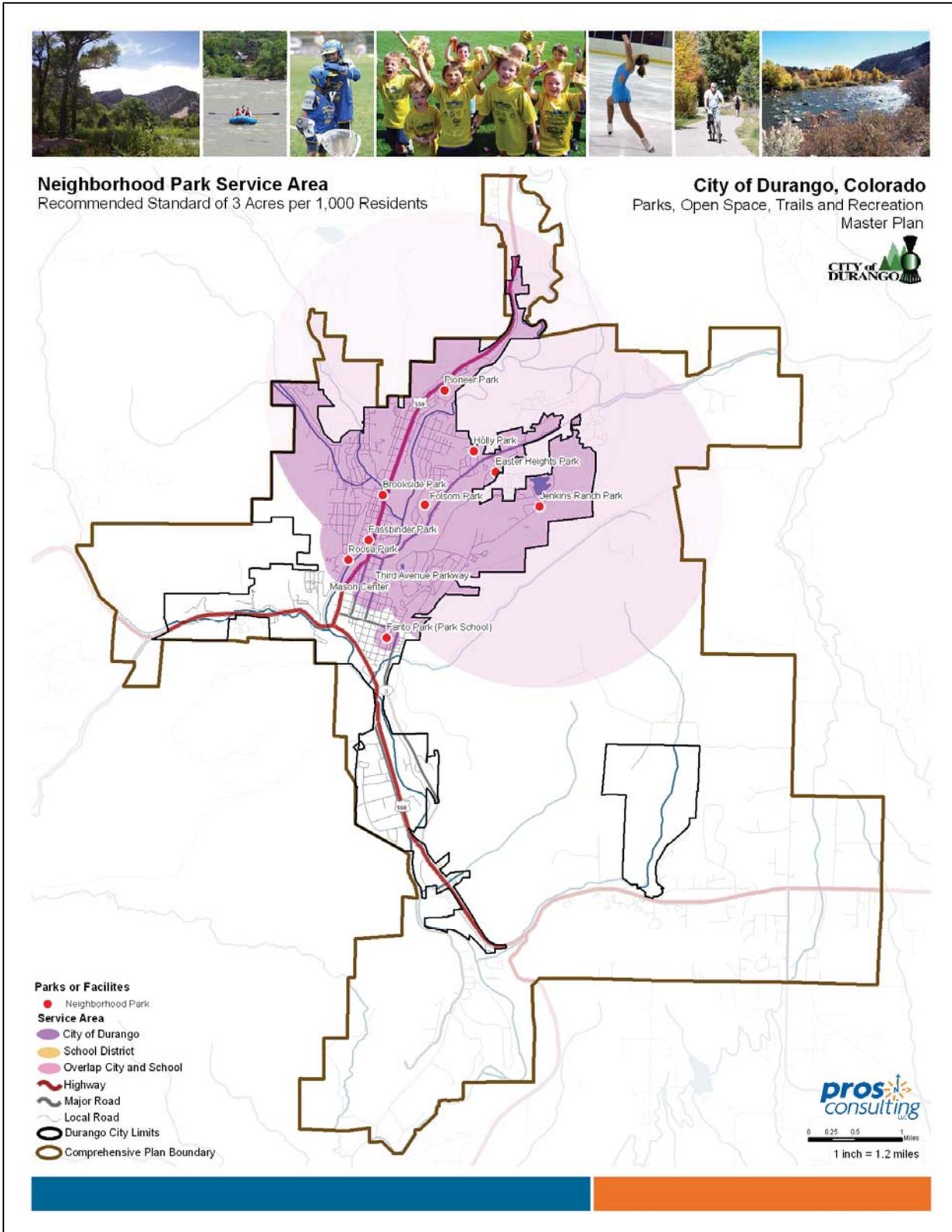


Figure 16 - Neighborhood Park Service Area

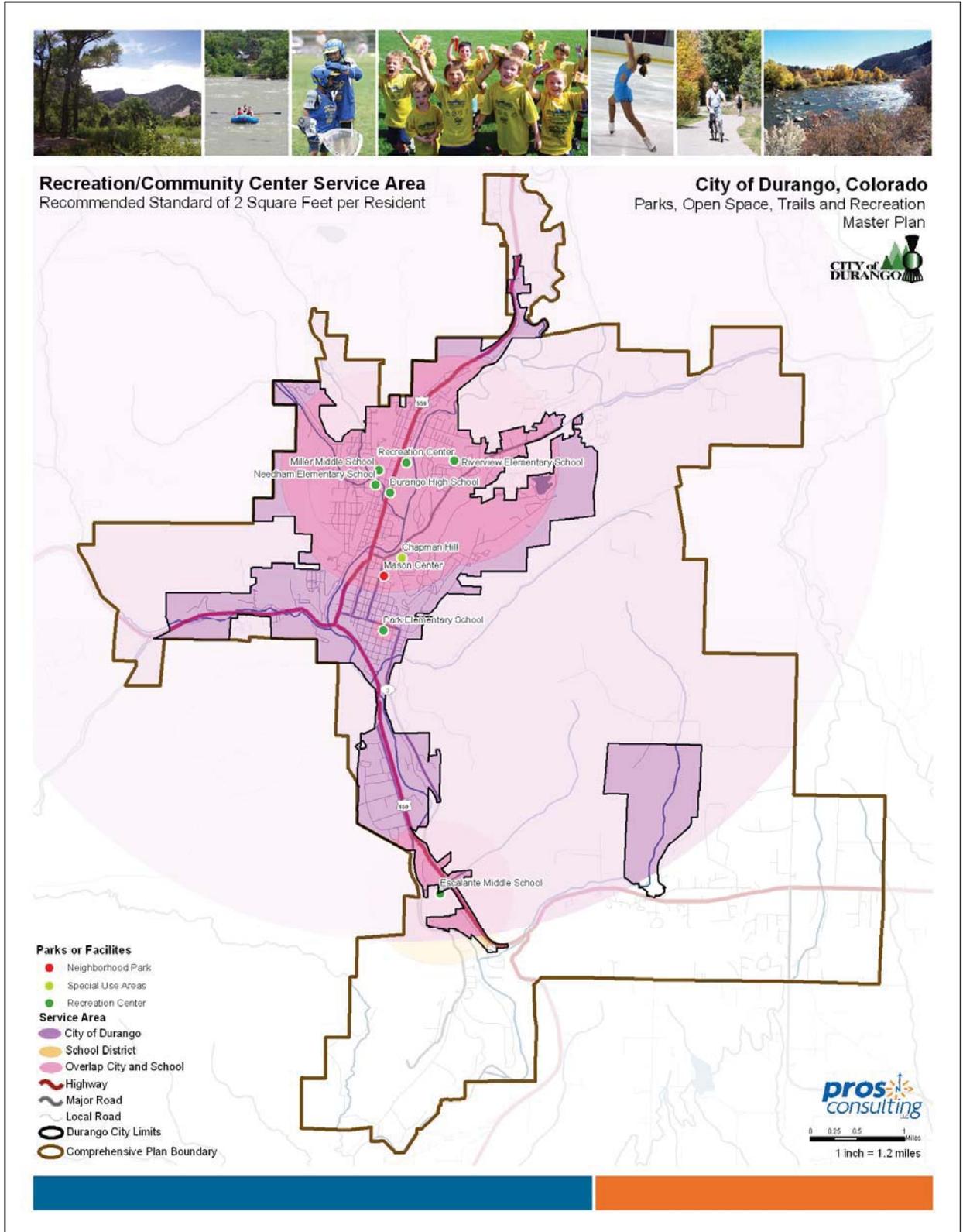


Figure 17 - Recreation/Community Center Service Area

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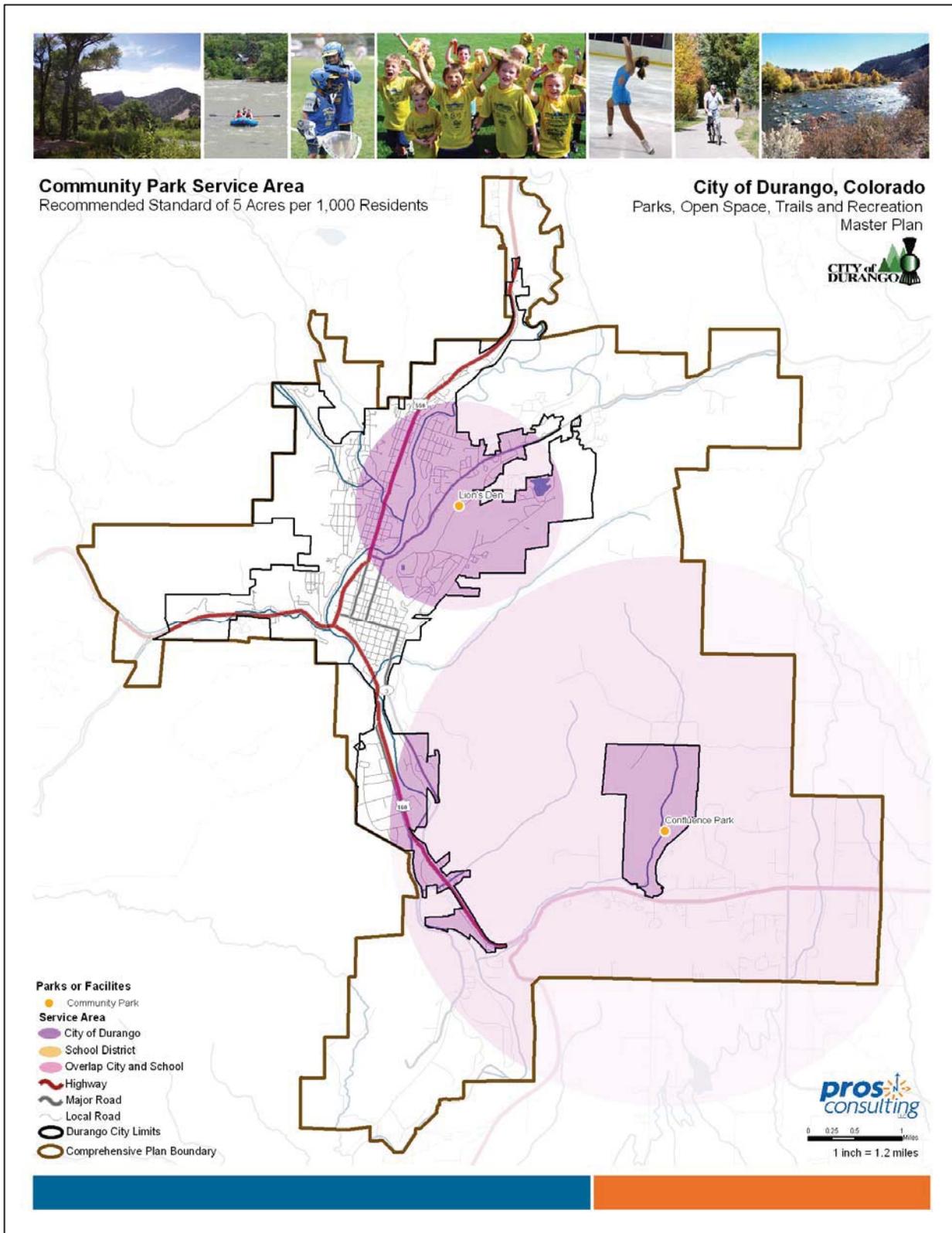


Figure 18 - Community Park Service Area



Linear Park Service Area
Recommended Standard of 7 Acres per 1,000 Residents

City of Durango, Colorado
Parks, Open Space, Trails and Recreation
Master Plan

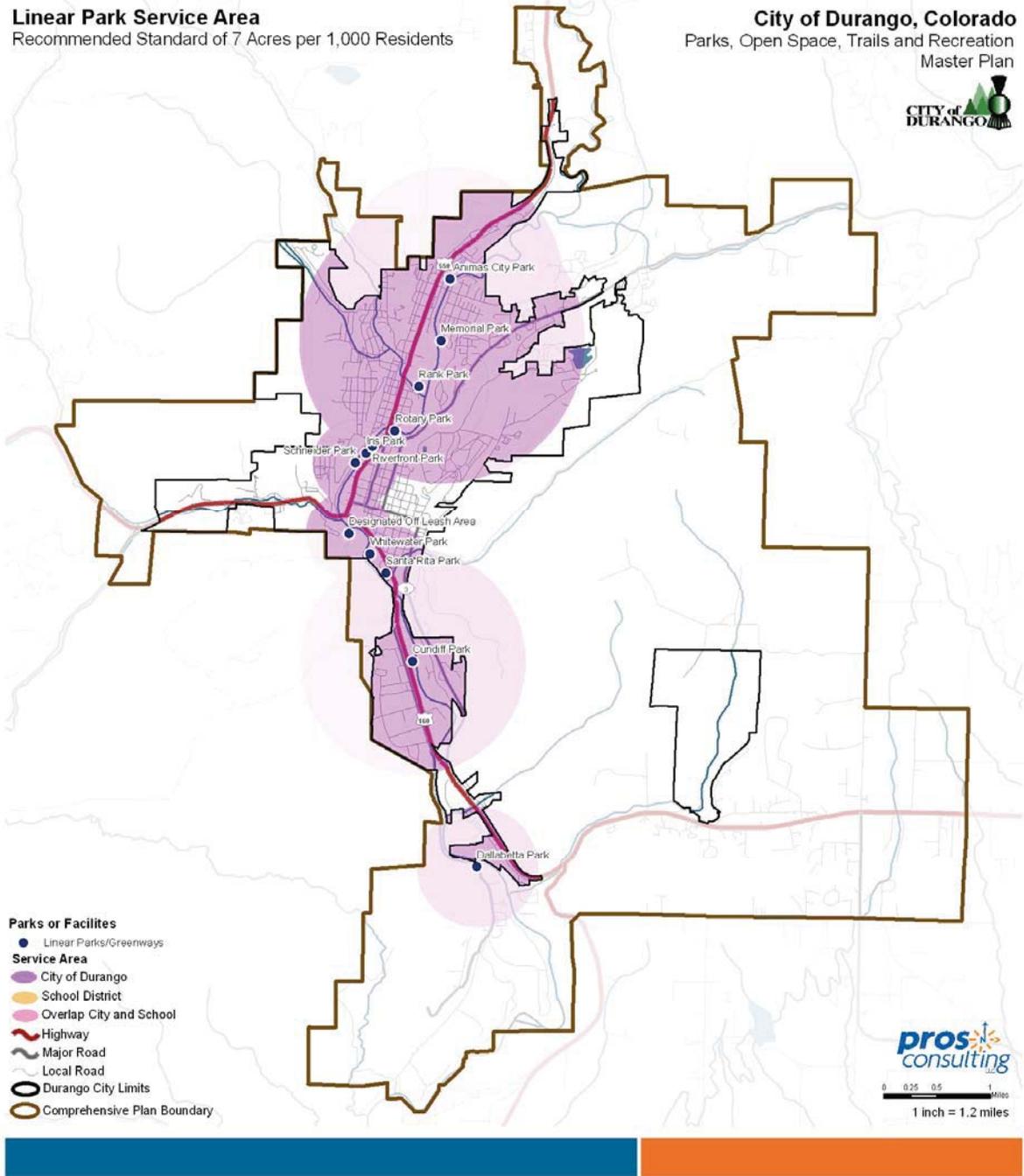


Figure 19 - Linear Park Service Area

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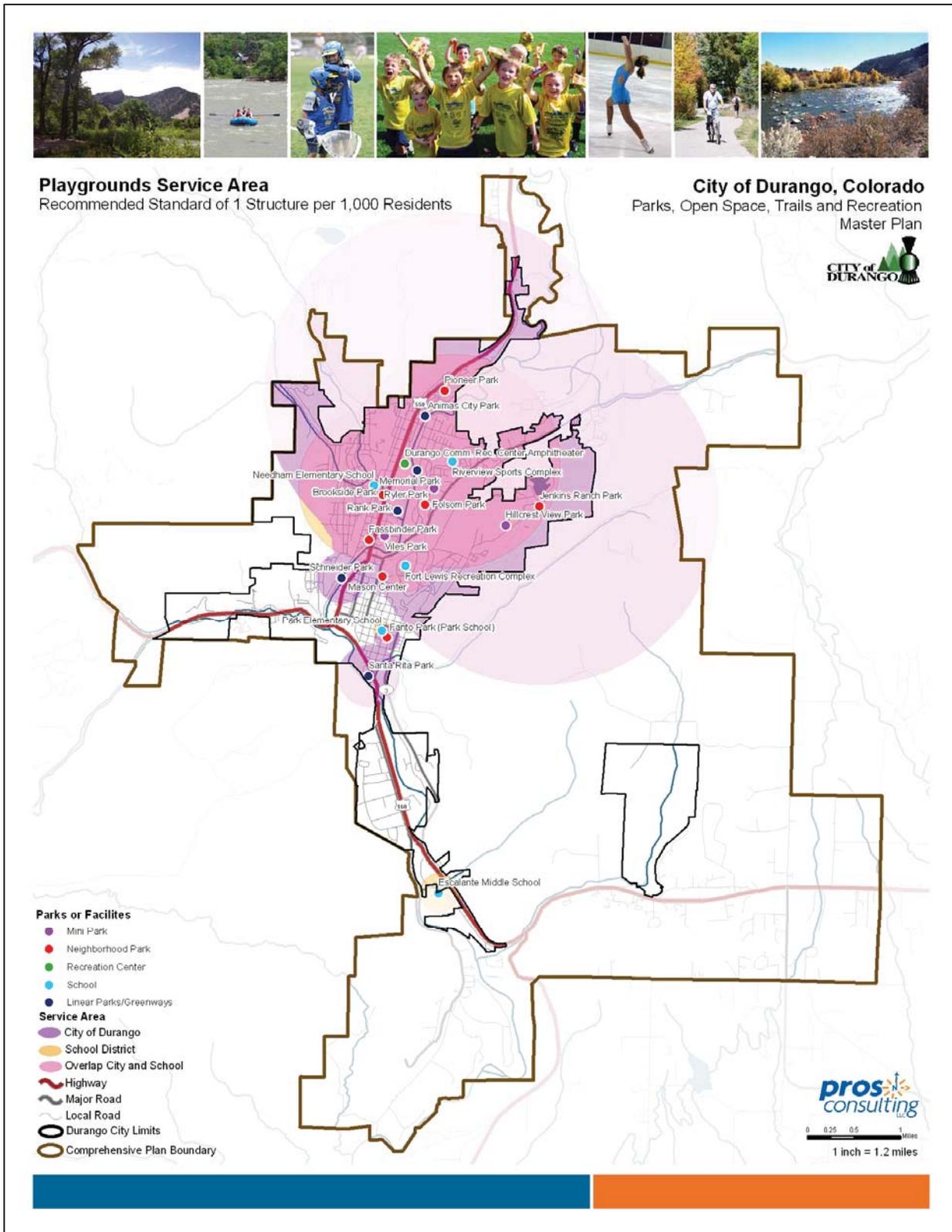


Figure 20 - Playground Service Area

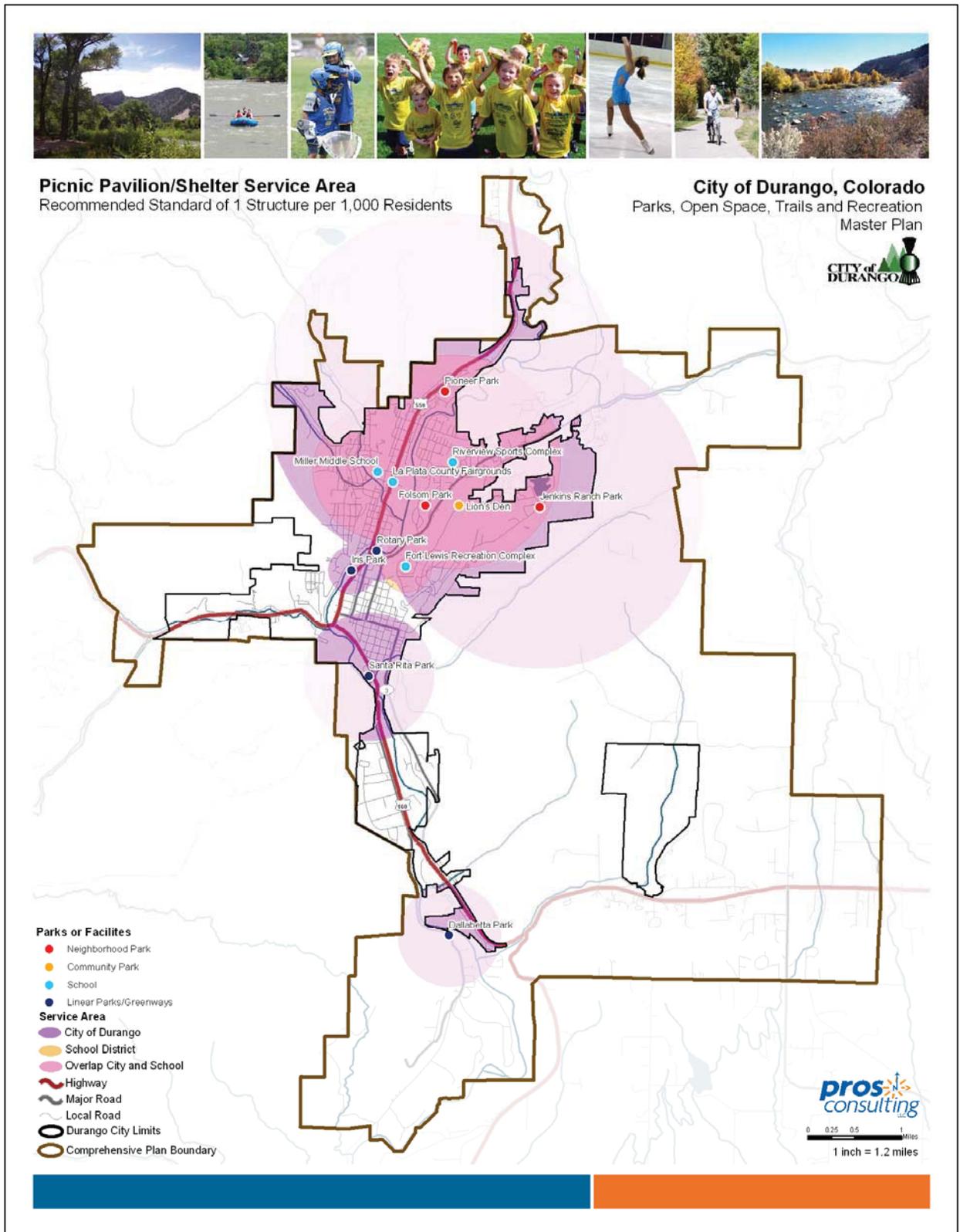


Figure 21 - Picnic Pavilion/Shelter Service Area

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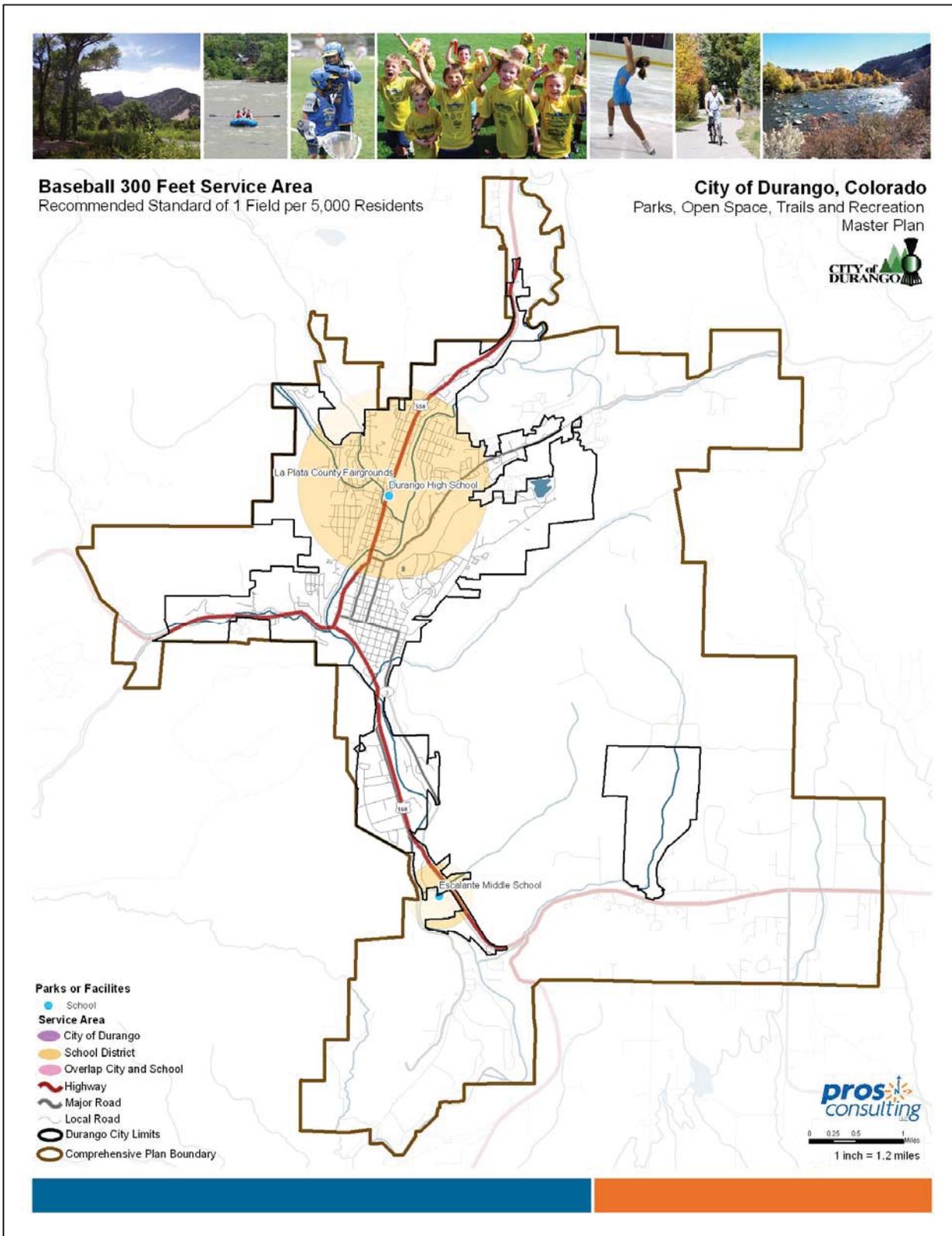


Figure 22 - Baseball 300 Feet Service Area

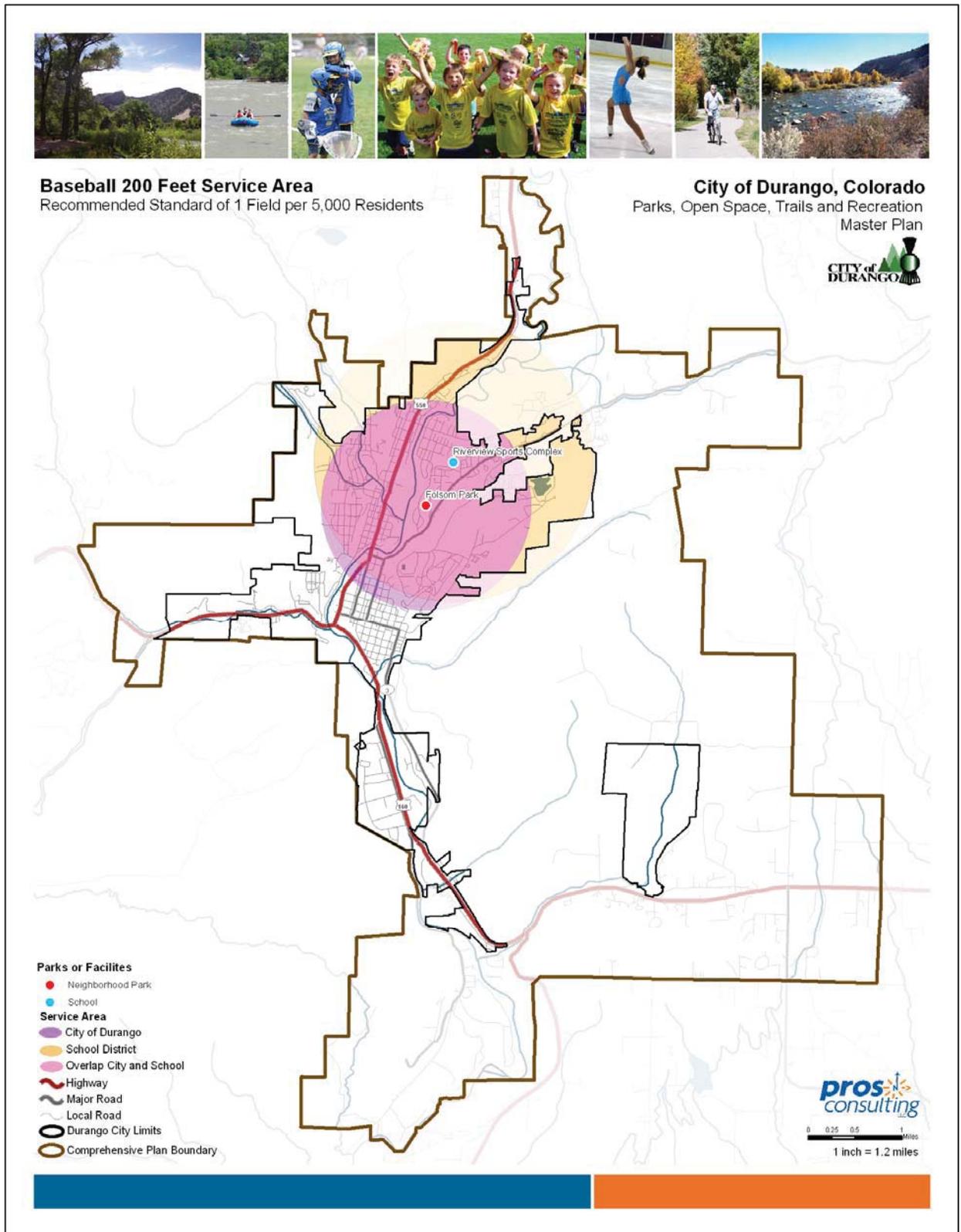


Figure 23 - Baseball 200 Feet Service Area

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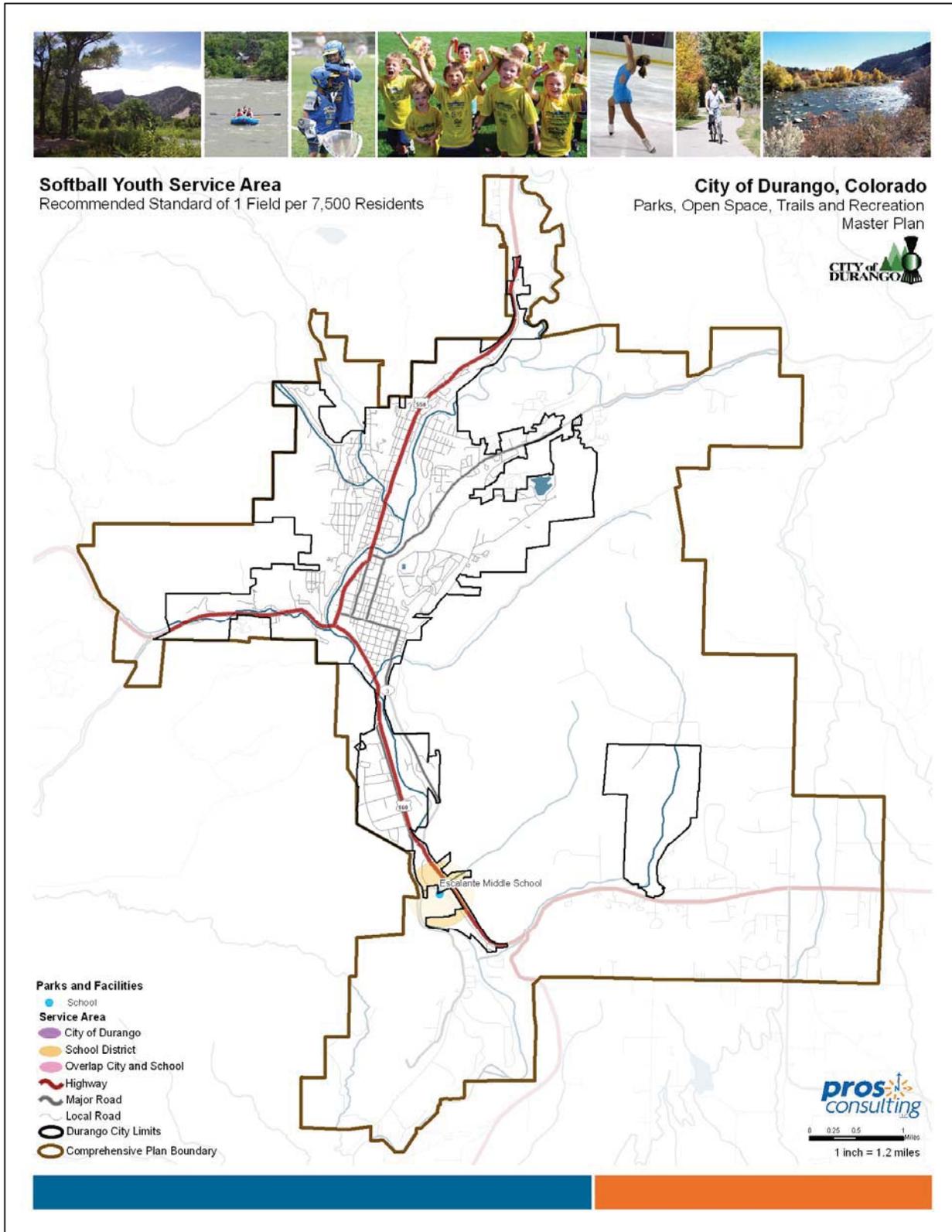


Figure 24 - Softball Youth Service Area

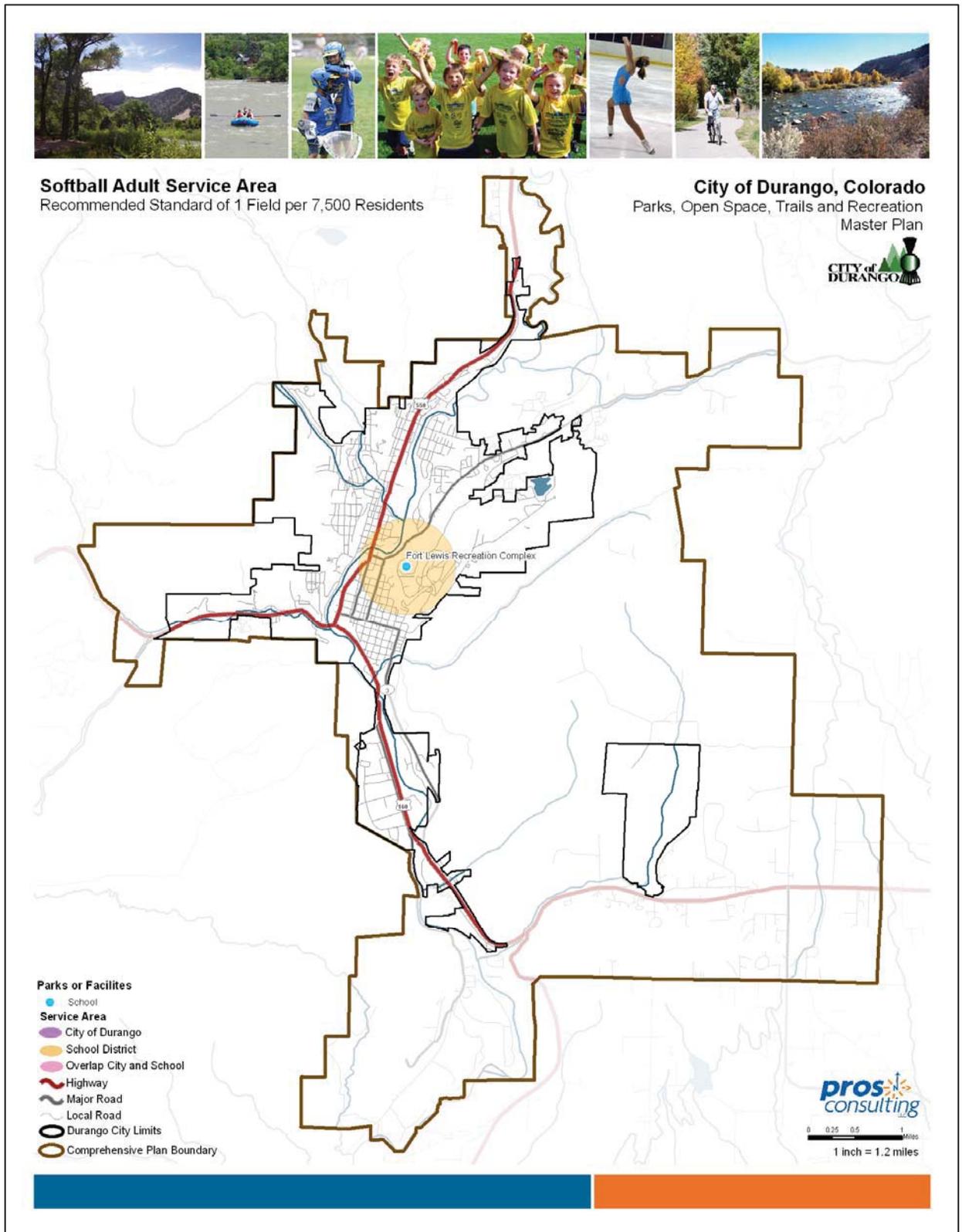
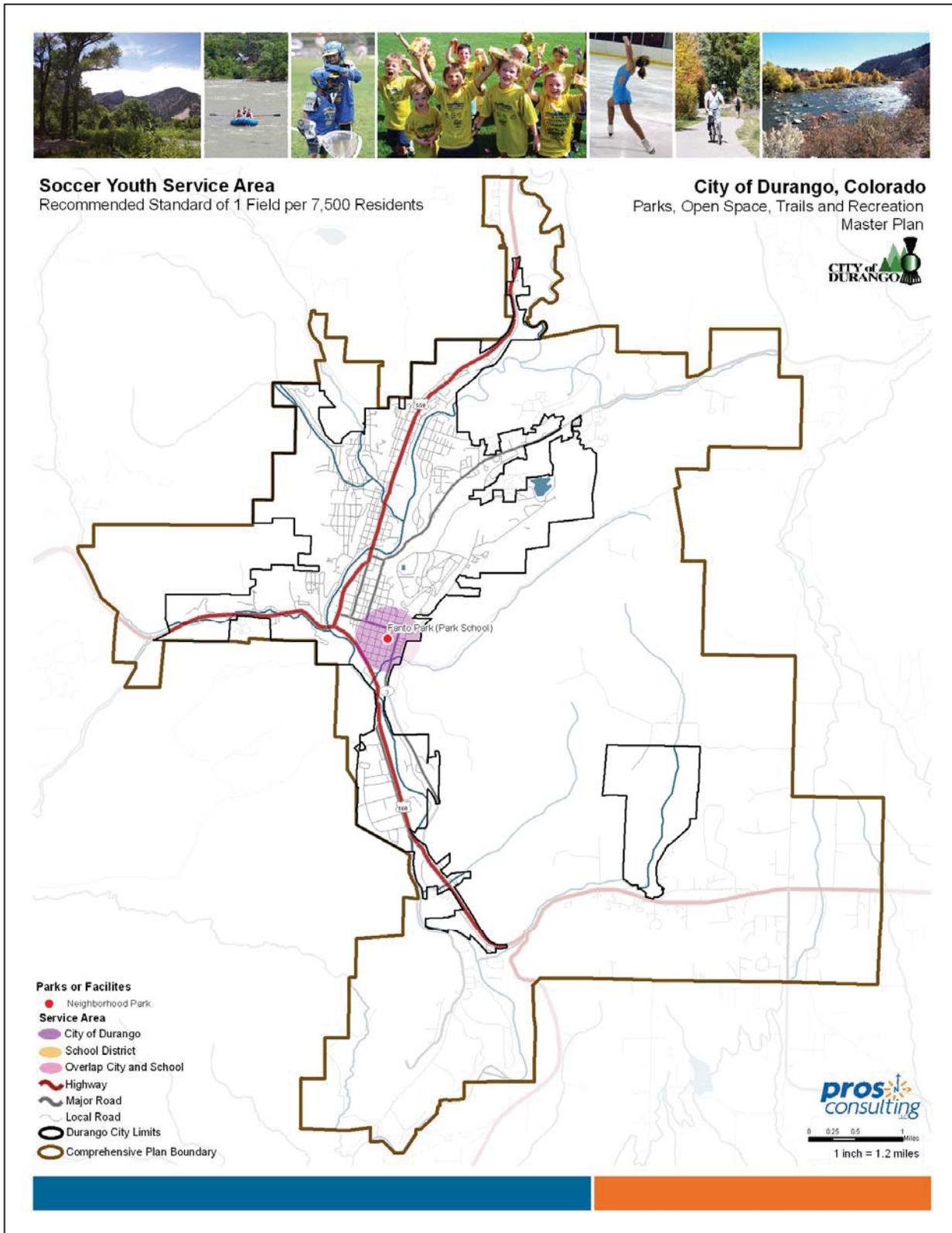


Figure 25 - Softball Adult Service Area

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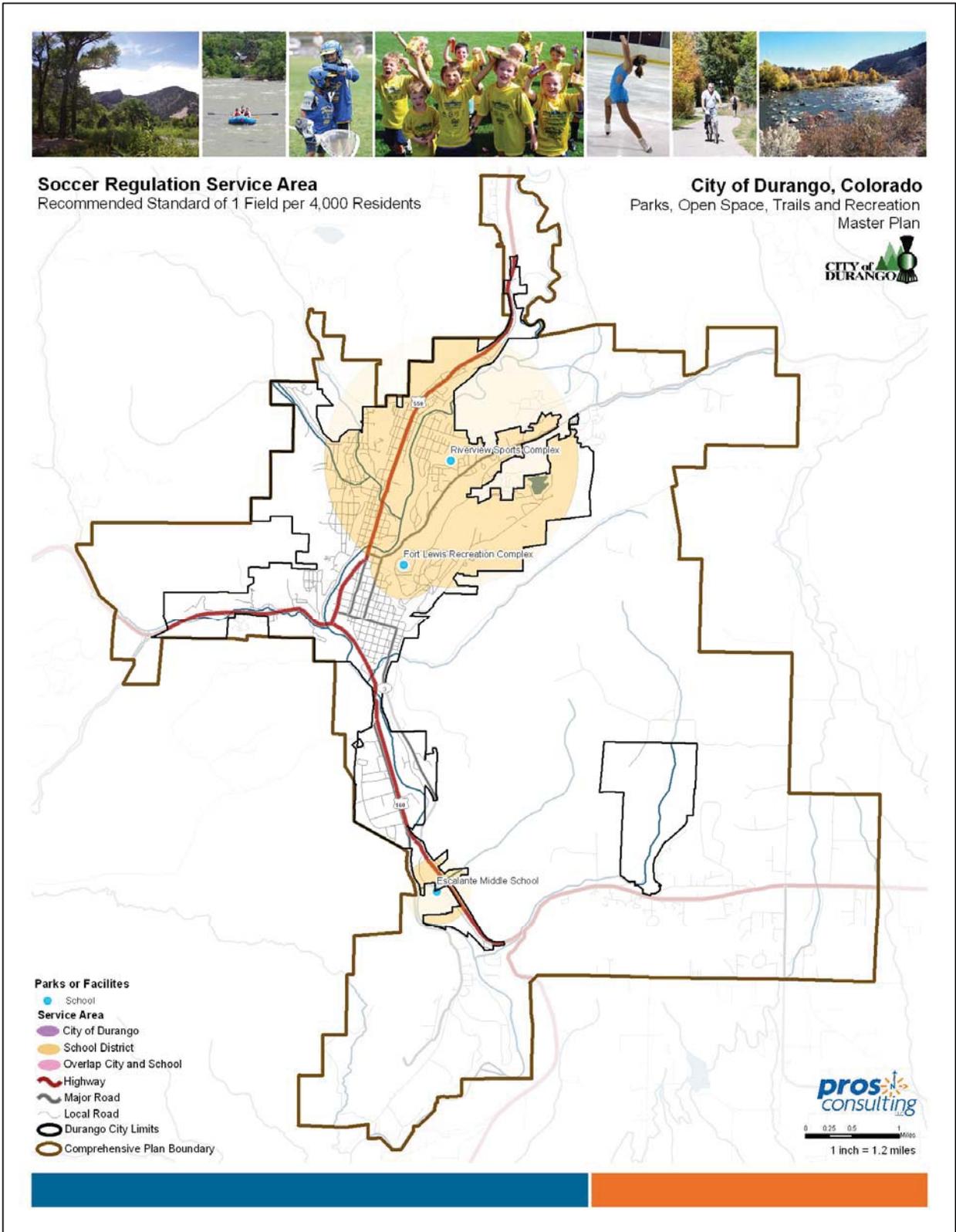


Figure 27 - Soccer Regulation Service Area

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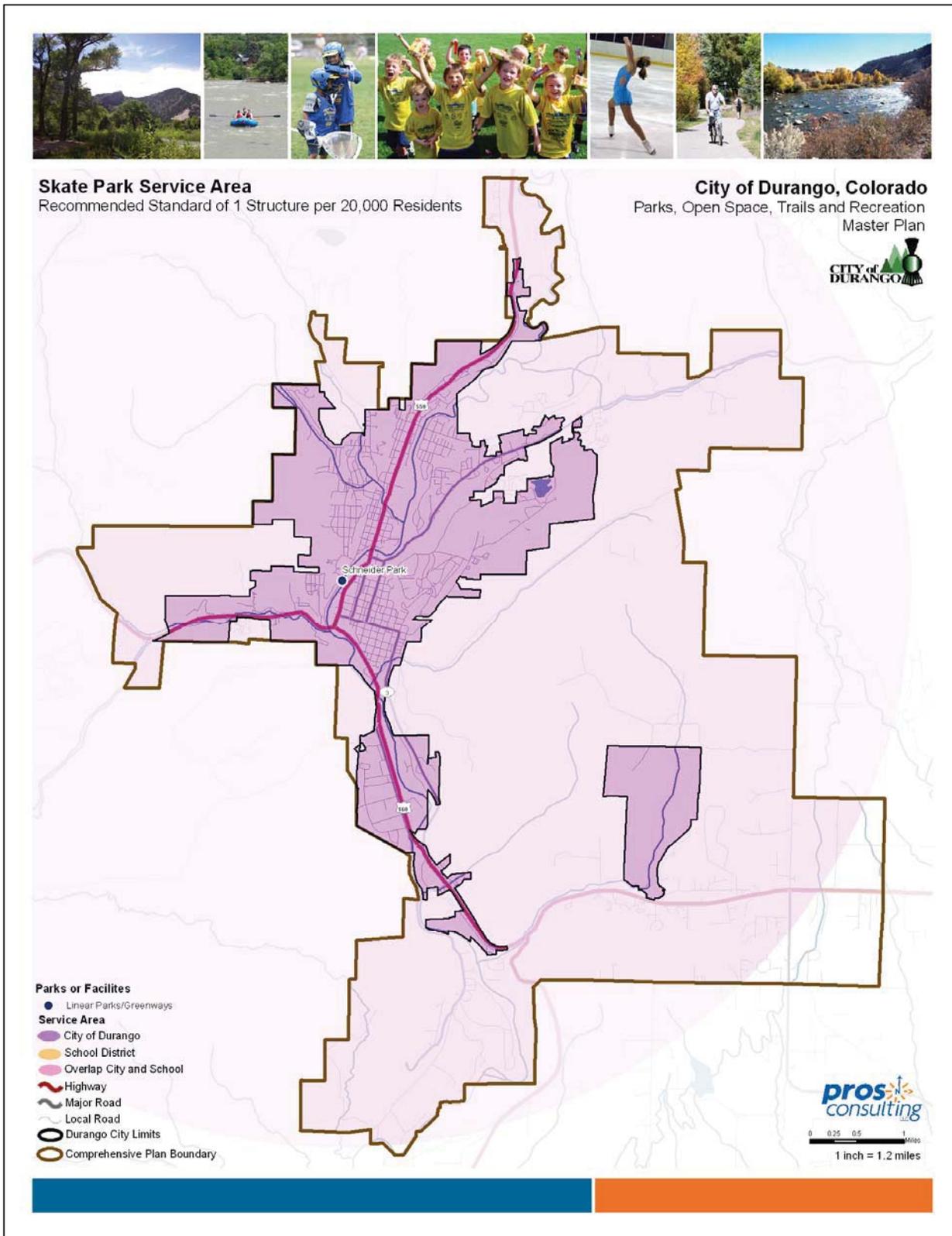


Figure 28 - Skate Park Service Area

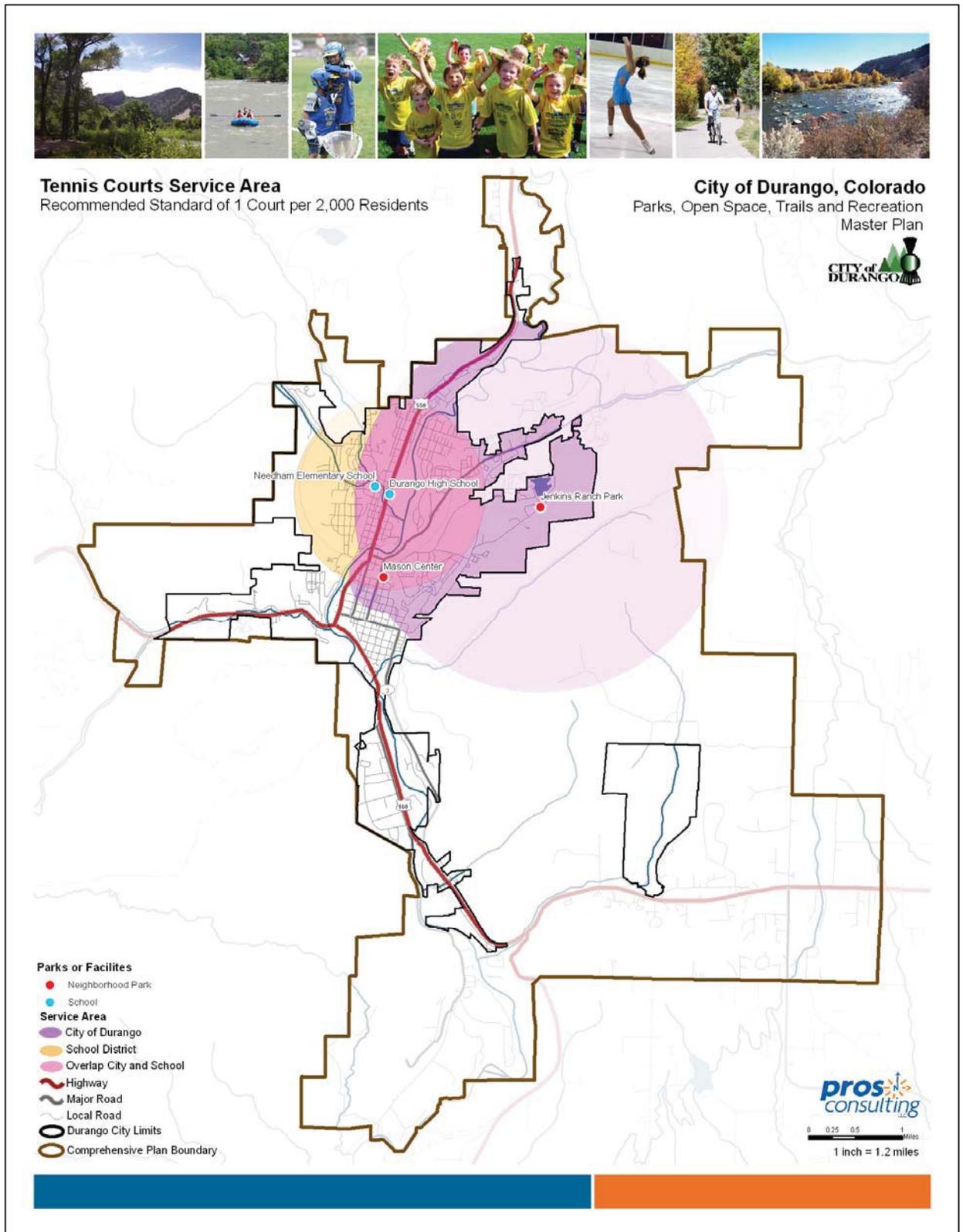


Figure 29 - Tennis Court Service Area

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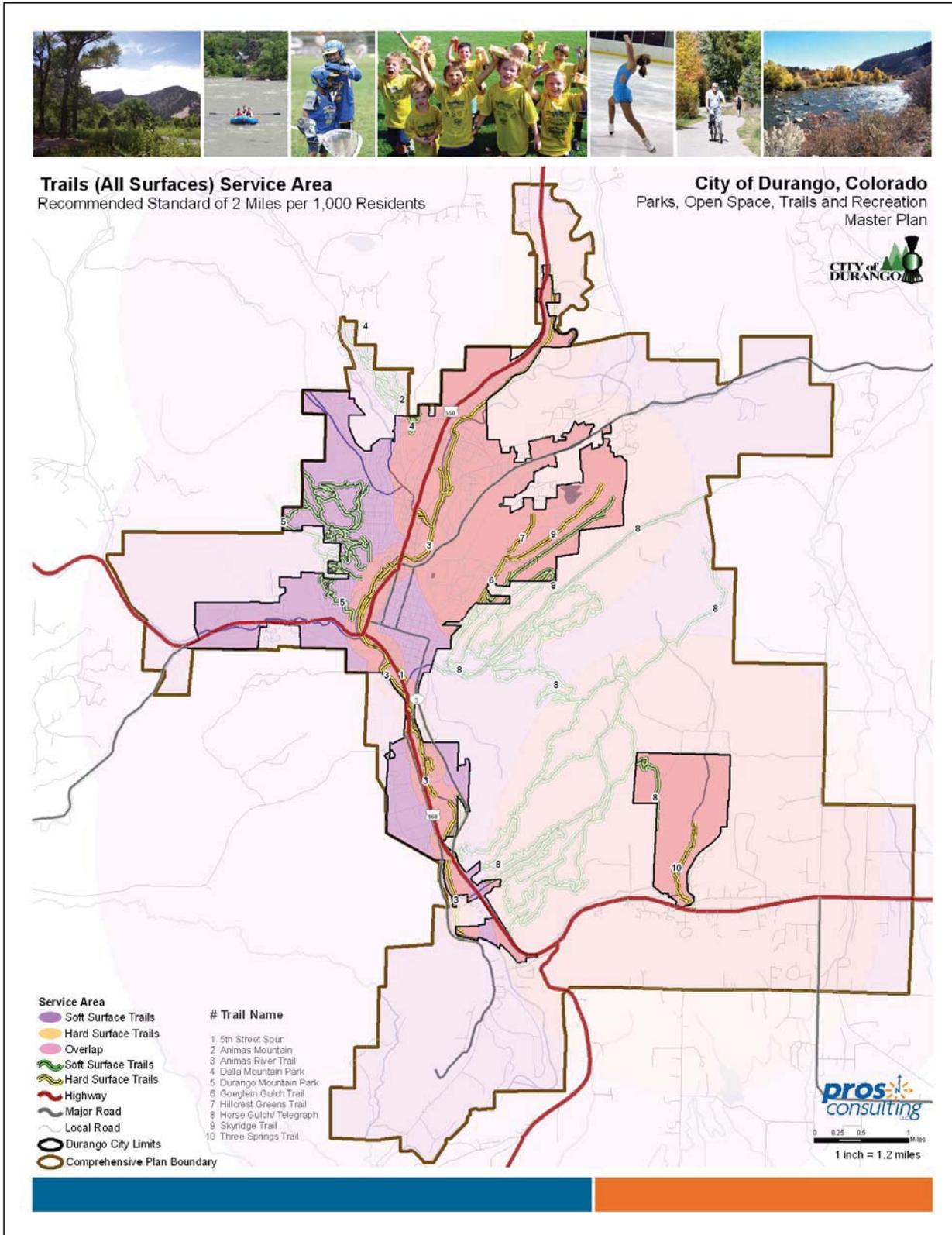


Figure 30 - Trails (All Surfaces) Service Area

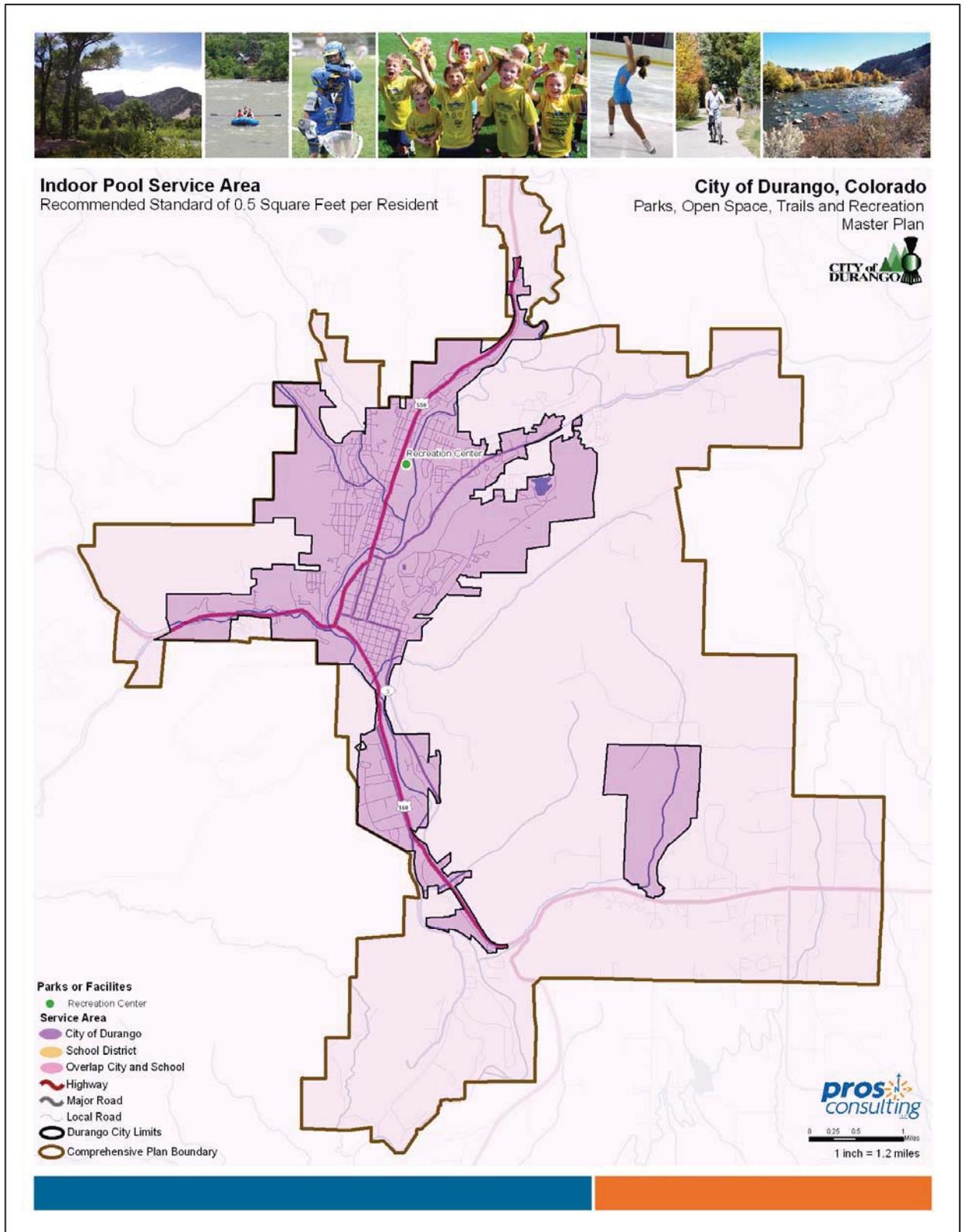


Figure 31 - Indoor Pool Service Area

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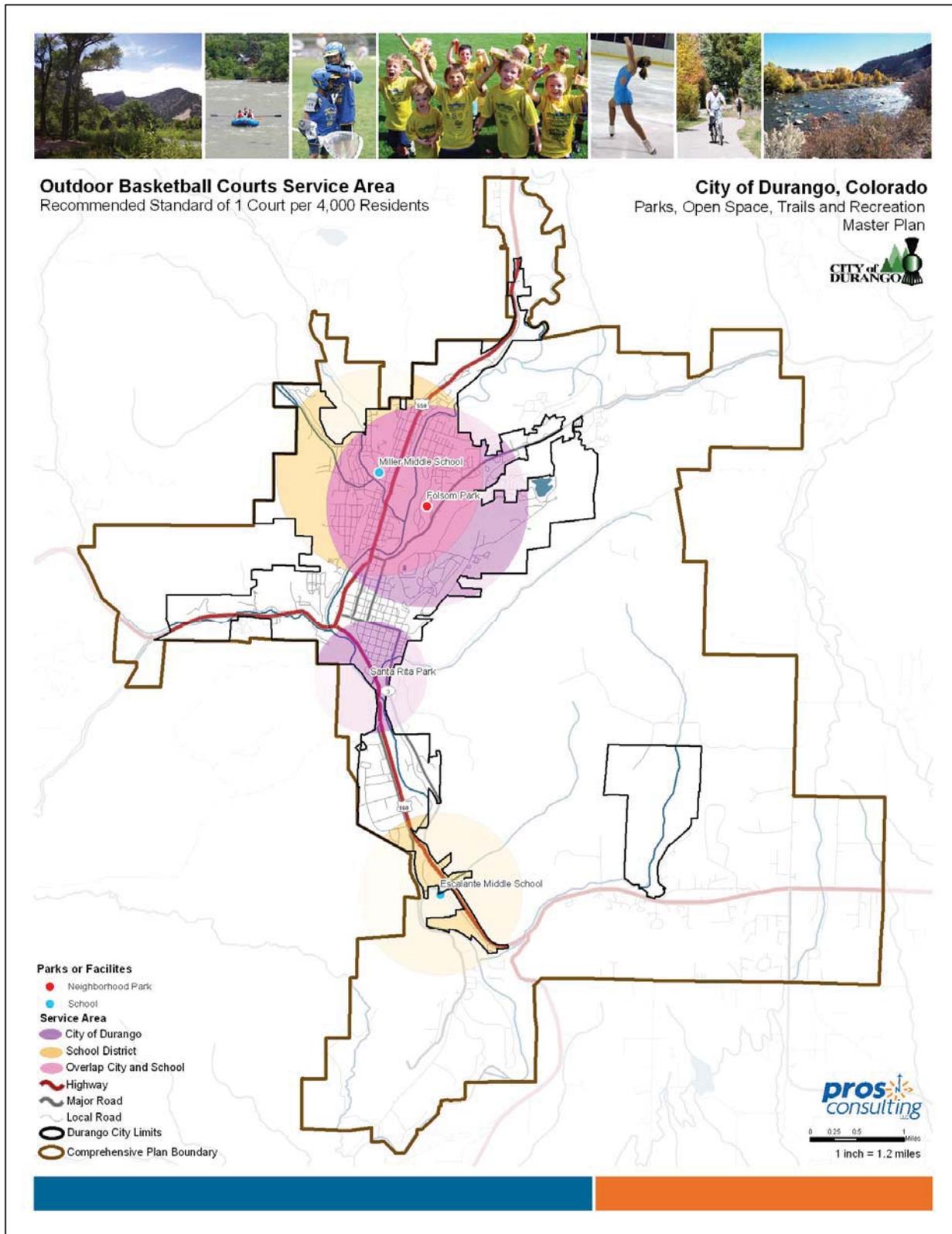


Figure 32 - Outdoor Basketball Court Service Area



Off-Leash Service Area
Recommended Standard of 1 Site per 20,000 Residents

City of Durango, Colorado
Parks, Open Space, Trails and Recreation
Master Plan

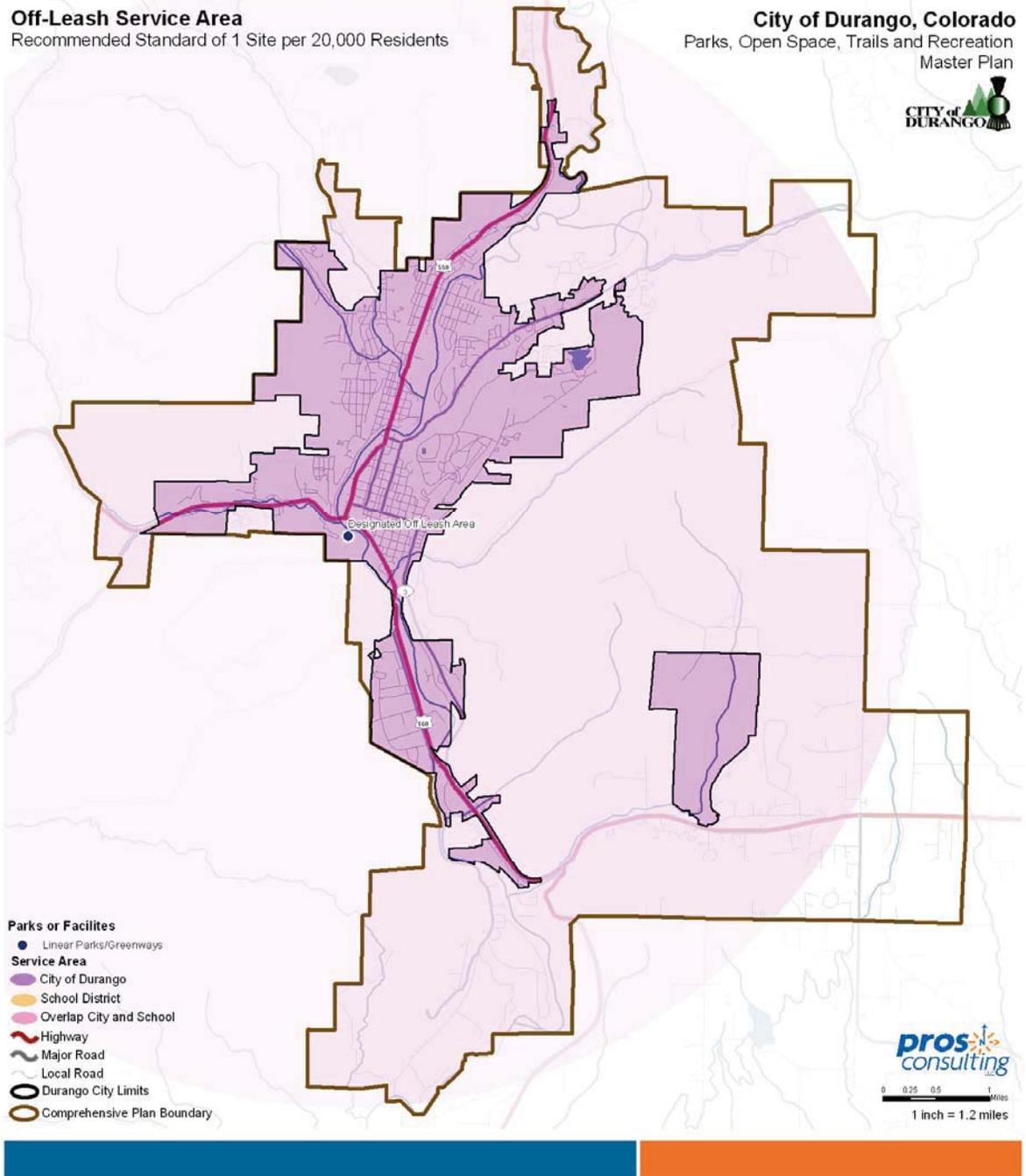


Figure 33 - Off-Leash Service Area

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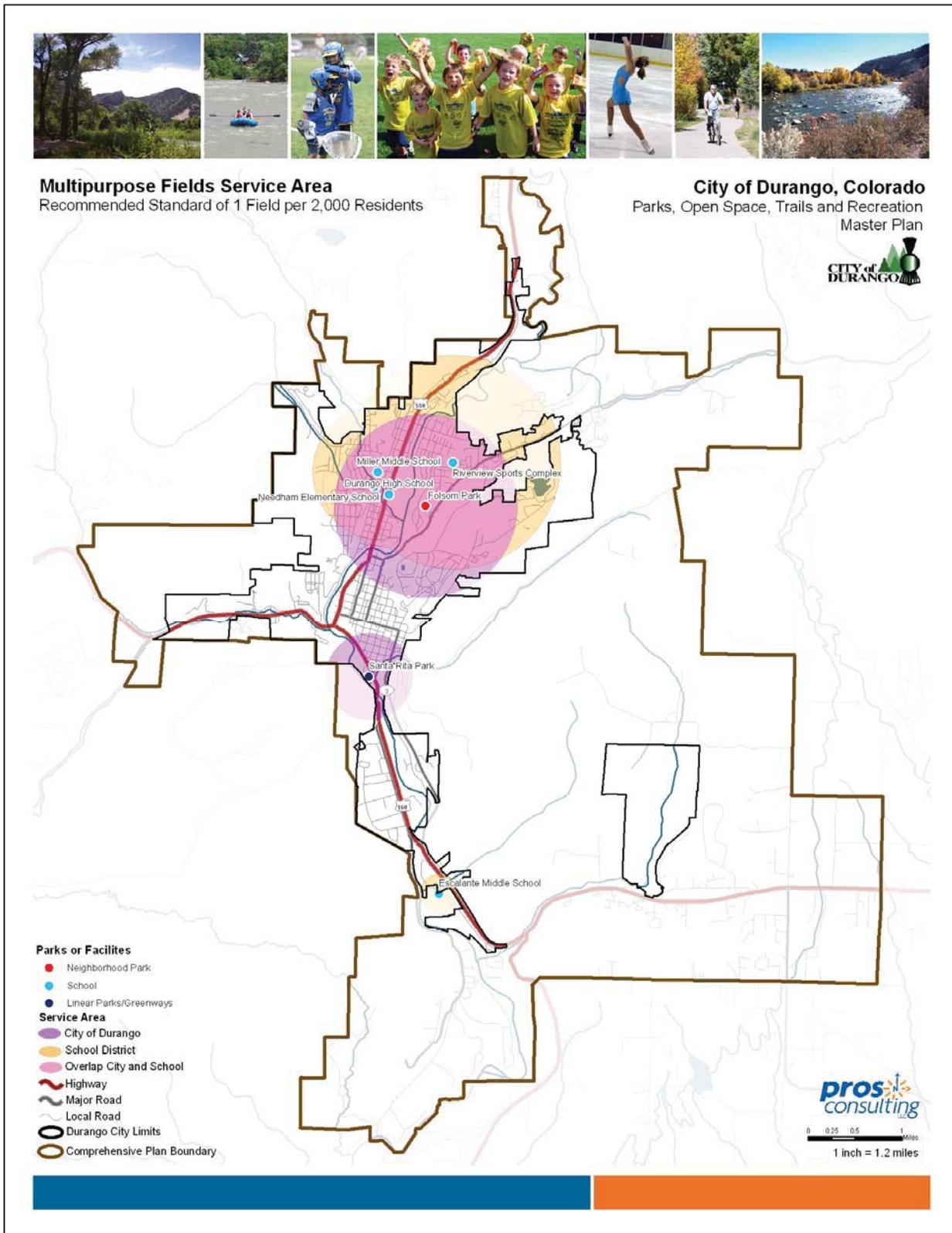


Figure 34 - Multipurpose Fields Service Area

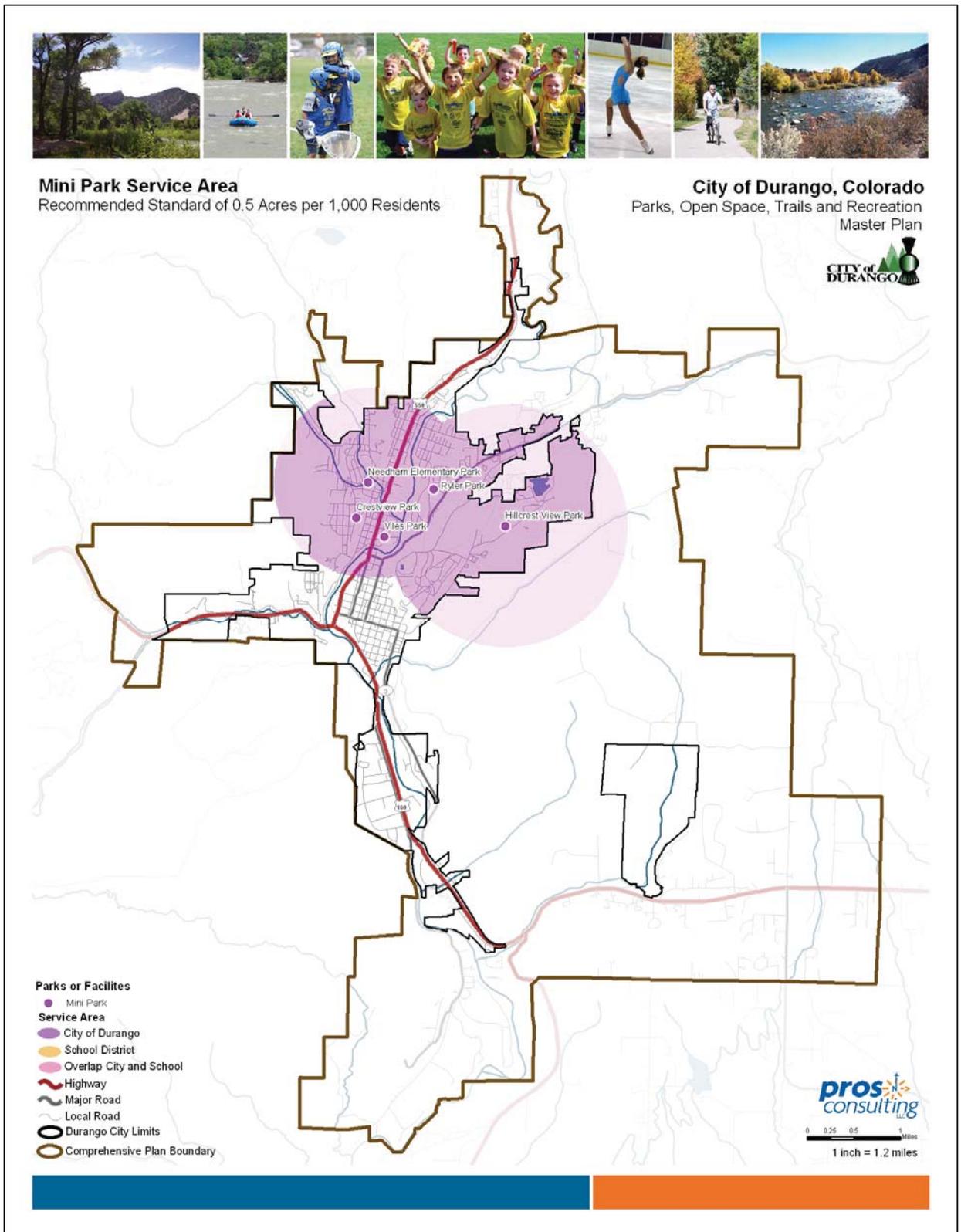


Figure 35 - Mini Parks Service Area

8.3 GREENPRINTING

8.3.1 GREENPRINTING PROCESS

Greenprinting is a Geographic Information System (GIS) tool that can be used for informed decision making and public support in relation to open space, preservation and resource conservation. The process can graphically depict areas within the City’s jurisdictional and comprehensive plan boundaries that display potentially high value resources that should be considered for protection. Greenprinting can be a dynamic process, one which a community can adjust and refine, over time, as new data becomes available and as changing community priorities dictate.

Greenprinting Categories
Wetlands
Public Safety
Hydrology
Easements
Resource/Habitat Protection Areas
Transportation
Future Zoning, Plans, or Districts

Figure 36 - Greenprinting Categories

The PROS team undertook a greenprint analysis of the City’s planning area based on available existing GIS data for the categories identified in **Figure 36**. The base data used as the foundation of this exercise includes Aerial Photography, Roads, Parks, Structures, Jurisdictional Boundaries, Comprehensive Plan Boundaries, and Public Entity Ownership (see **Figure 37**). Cadastral parcel information from the County was also applied as an overlay layer, to collect the data analyzed from each of the greenprinting categories.

Base Data
20 Ft Contours
Address Ranges
City Limits
Hillshade
Major Roads
Orthophotography
Parks
Paved Roads
Road Centerlines
Structures
Comprehensive Plan Boundary
Transportation Lines
City/Public Areas
City Owned Properties
County Owned Properties
State Owned Properties
Federal Owned Properties

Figure 37- Base Data

Each parcel may have a total score of one for each of the categories, regardless of subcategory scoring within the category. For example, in the category Public Safety flood hazards and 30 percent slopes were analyzed. Parcels with defined flood hazards would score one total point. However, if a parcel also has 30 percent slope and a defined flood hazard, the cumulative score would remain one, which is representative of the presence of a public safety concern.

8.3.1.1 WETLANDS

Due to the ecological benefit of wetlands, the PROS team was asked to review wetlands for inclusion into the greenprinting process. However, no wetlands are defined within either the Jurisdictional or Comprehensive Plan Boundaries according to the National Wetland Inventory. Wetlands were not reviewed further.



8.3.1.2 PUBLIC SAFETY

Public safety areas are those identified natural areas that pose hazards to human life and are regulated under federal, state and/or local laws. For mapping purposes (see **Figure 38**), floodplain datasets from the Federal Emergency Management Association (FEMA) were applied within the jurisdictional and comprehensive plan boundaries. Flood hazard areas are those that can be expected to flood occasionally. For the purposes of greenprinting, the PROS team utilized one-hundred year floodplains, both studied and unstudied, being areas defined as a one percent or greater per year chance of occurrence, and studied floodways. Also analyzed in the Public Safety category were the Thirty Percent Slopes from the La Plata County. Slopes at thirty percent or greater are typically considered unsafe for human development even with reinforcement and are generally restricted to natural or open areas.

Public Safety
Preliminary Flood Hazards FEMA 2009
30 Percent Slopes

Figure 38 - Public Safety Layers

These areas are represented on the map (**Figure 39**) as a purple shade, being slightly transparent within the comprehensive plan boundary and vastly transparent in the areas outside of the comprehensive plan boundary. These areas were applied to the county parcel data demonstrating those cadastral units with the presence of flood hazards. Each parcel with the presence of a flood hazard was assigned a value of 1 for the category and highlighted in red (**Figure 40**).

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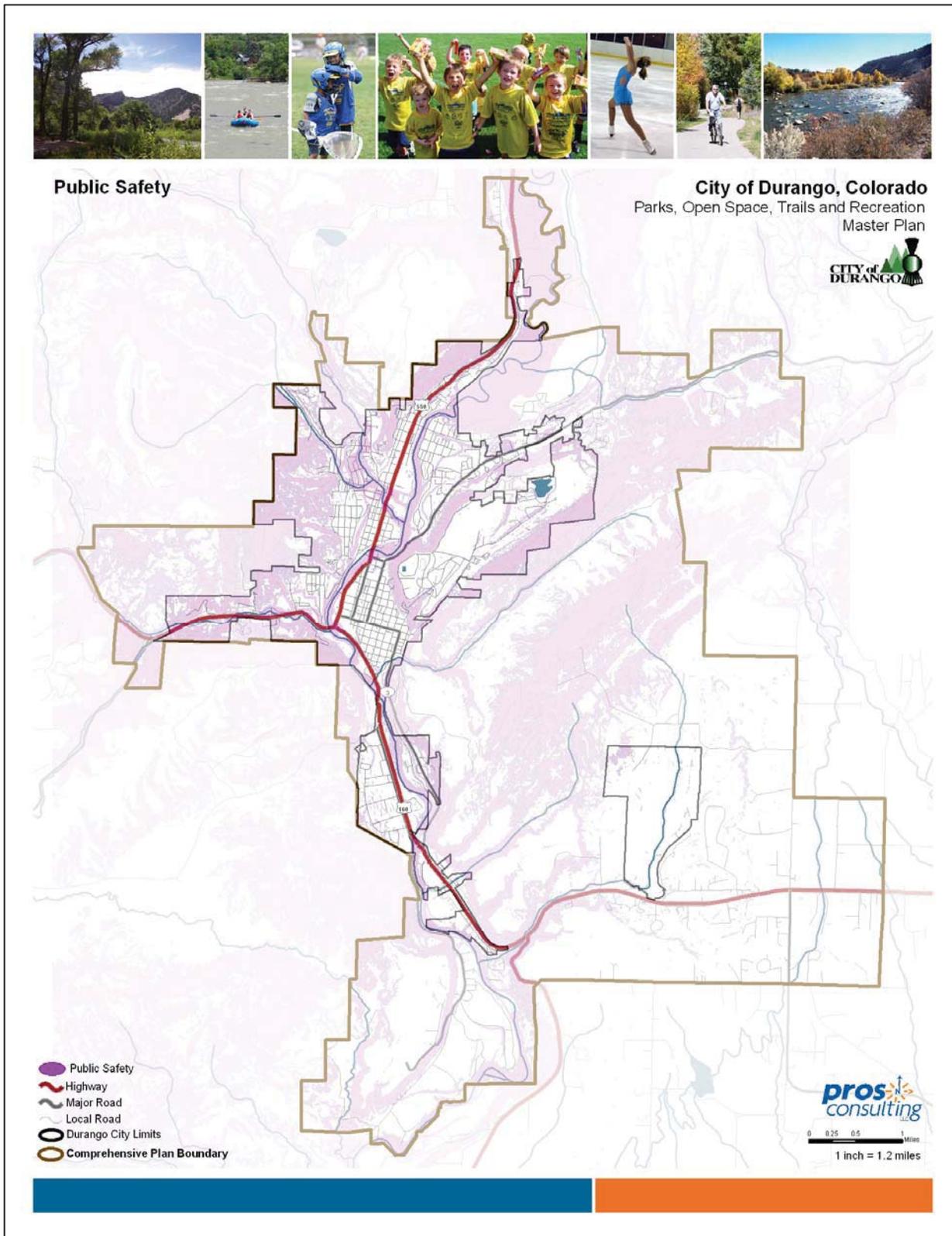


Figure 39 - Flood Hazards

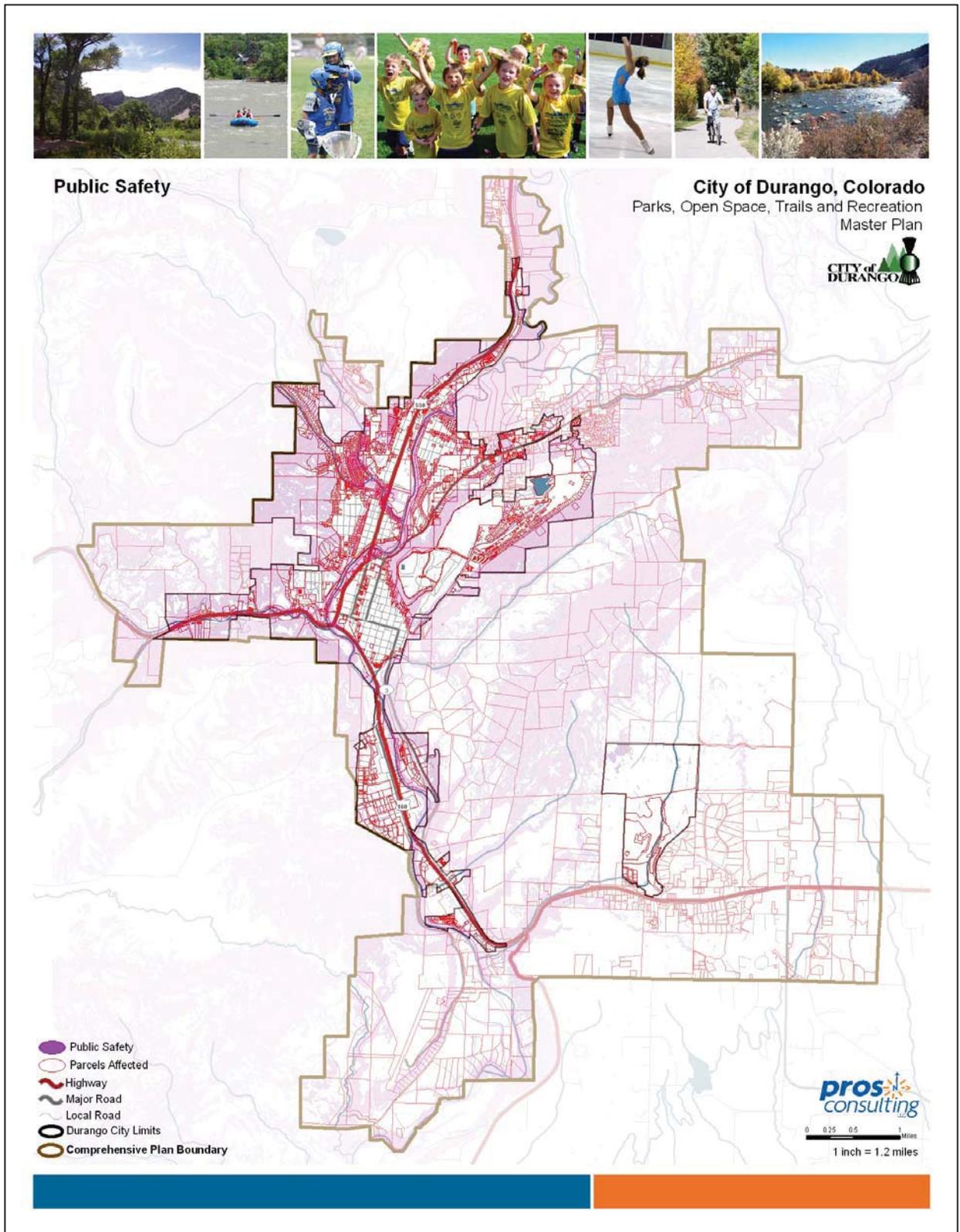


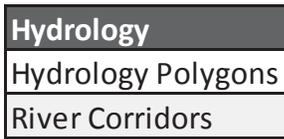
Figure 40 - Parcels with Flood Hazards

Parks, Open Space, Trails and Recreation Master Plan

8.3.1.3 HYDROLOGY

Hydrology areas are those that represent the movement, distribution and quality of water, which is paramount not only to preservation, conservation and open space but the quality of life in Durango as well. Analyzed in this category are hydrology polygons and river corridors provided by the city (see **Figure 41**). Hydrology polygons were buffered or expanded 100 feet to include fringe or sensitive areas around the hydrology units.

These areas are represented on the map (**Figure 42**) as a purple shade, being slightly transparent within the comprehensive plan boundary and vastly transparent in the areas outside of the comprehensive plan boundary. These areas were applied to the county parcel data demonstrating those cadastral units with the presence of hydrology. Each parcel with the presence of a hydrology was assigned a value of 1 for the category and highlighted in red (**Figure 43**).



Hydrology
Hydrology Polygons
River Corridors

Figure 41 - Hydrology Layers

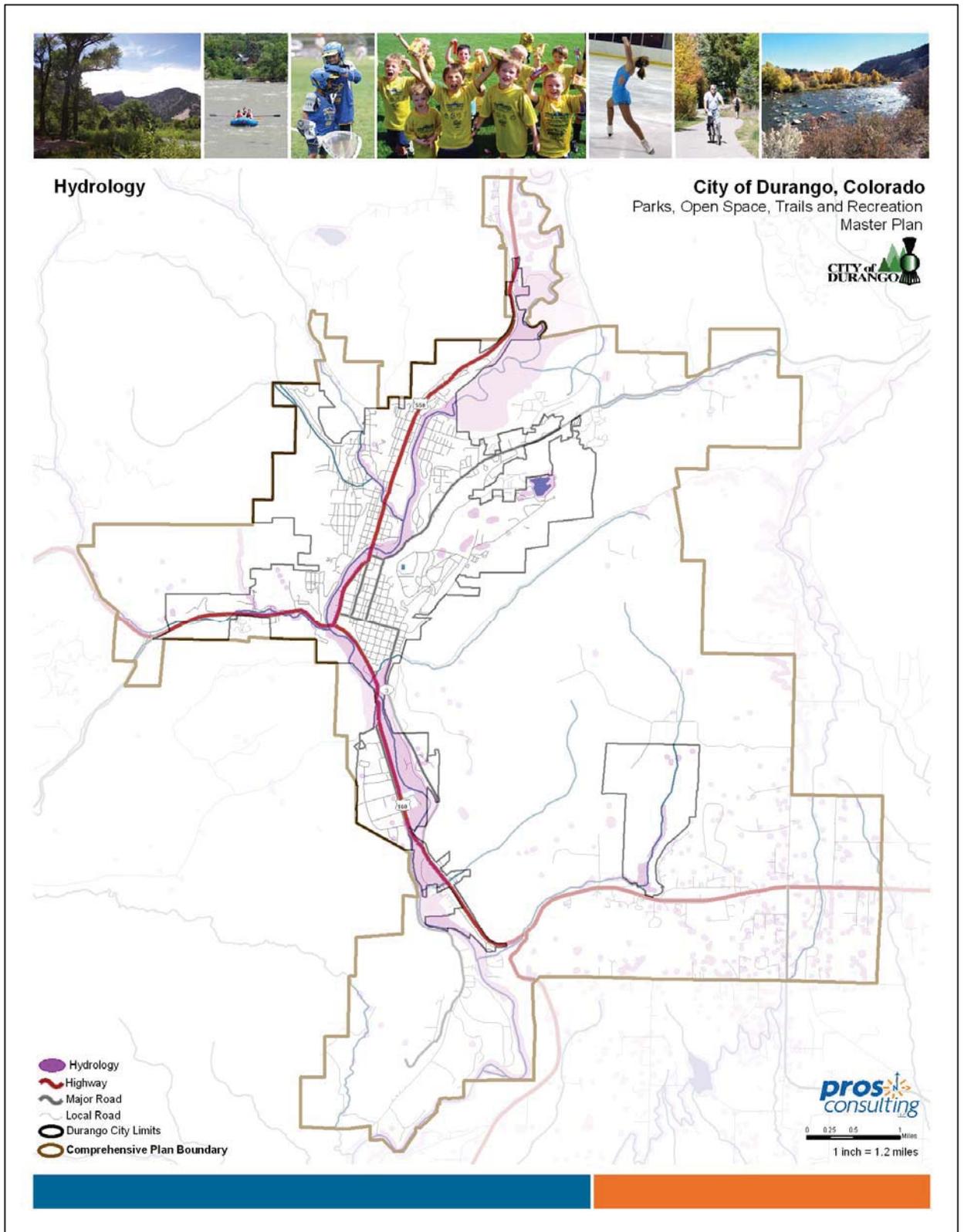


Figure 42 - Hydrology

Parks, Open Space, Trails and Recreation Master Plan

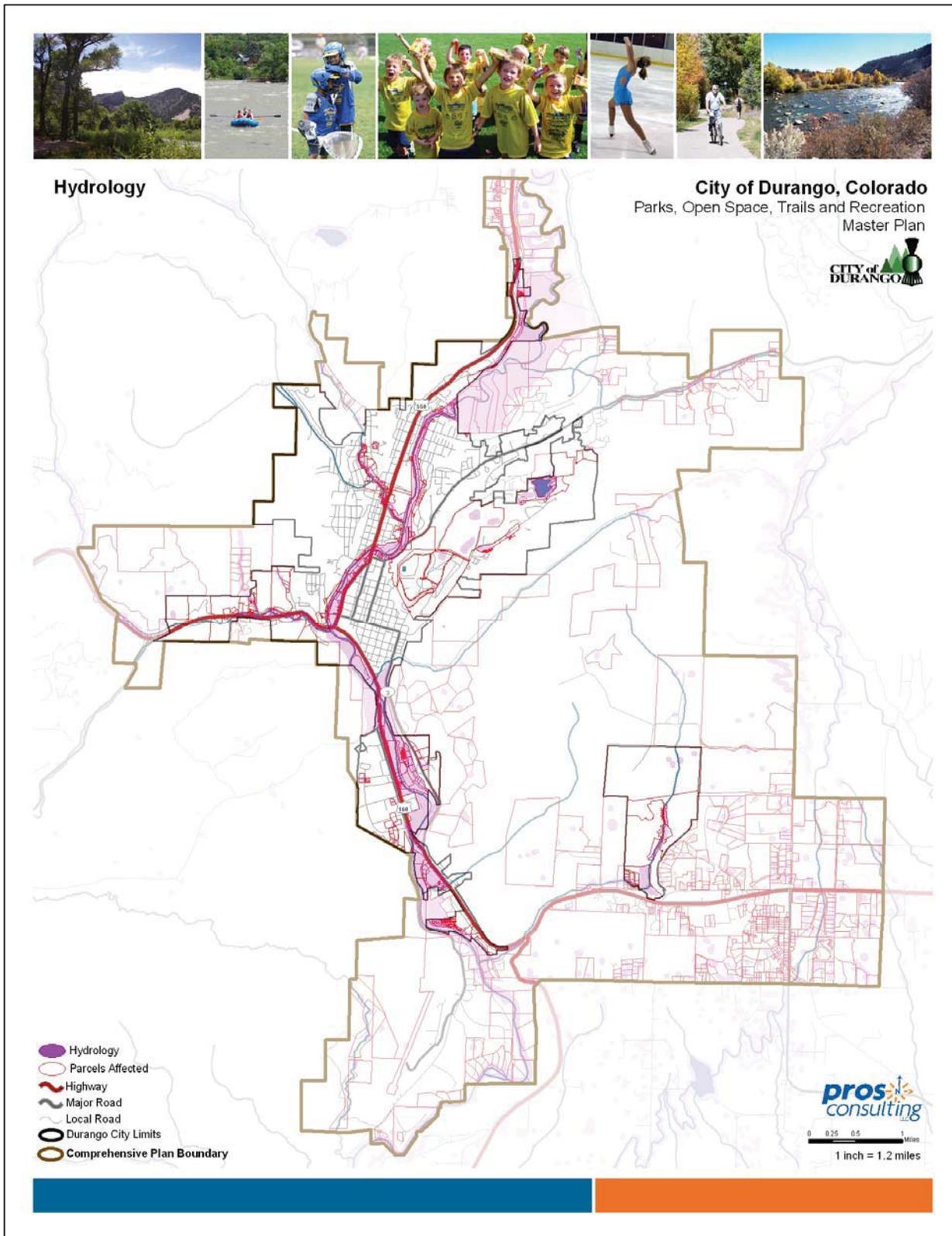


Figure 43 - Parcels with Hydrology

8.3.1.4 EASEMENTS

Conservation easements were utilized by the PROS team to describe areas planned for current and future preservation, conservation and open space. Categories analyzed include wildlife, open space, agricultural, scenic, nature education and watershed easements (see **Figure 44**).

Easements

Conservation Easements 11/02/2007

Figure 44 - Conservation Easement Layer

These areas are represented on the map (**Figure 45**) as a purple shade, being slightly transparent within the comprehensive plan boundary and vastly transparent in the areas outside of the comprehensive plan boundary. These areas were applied to the county parcel data demonstrating those cadastral units with the presence of conservation easements. Each parcel with the presence of an easement was assigned a value of 1 for the category and highlighted in red (**Figure 46**).

Parks, Open Space, Trails and Recreation Master Plan

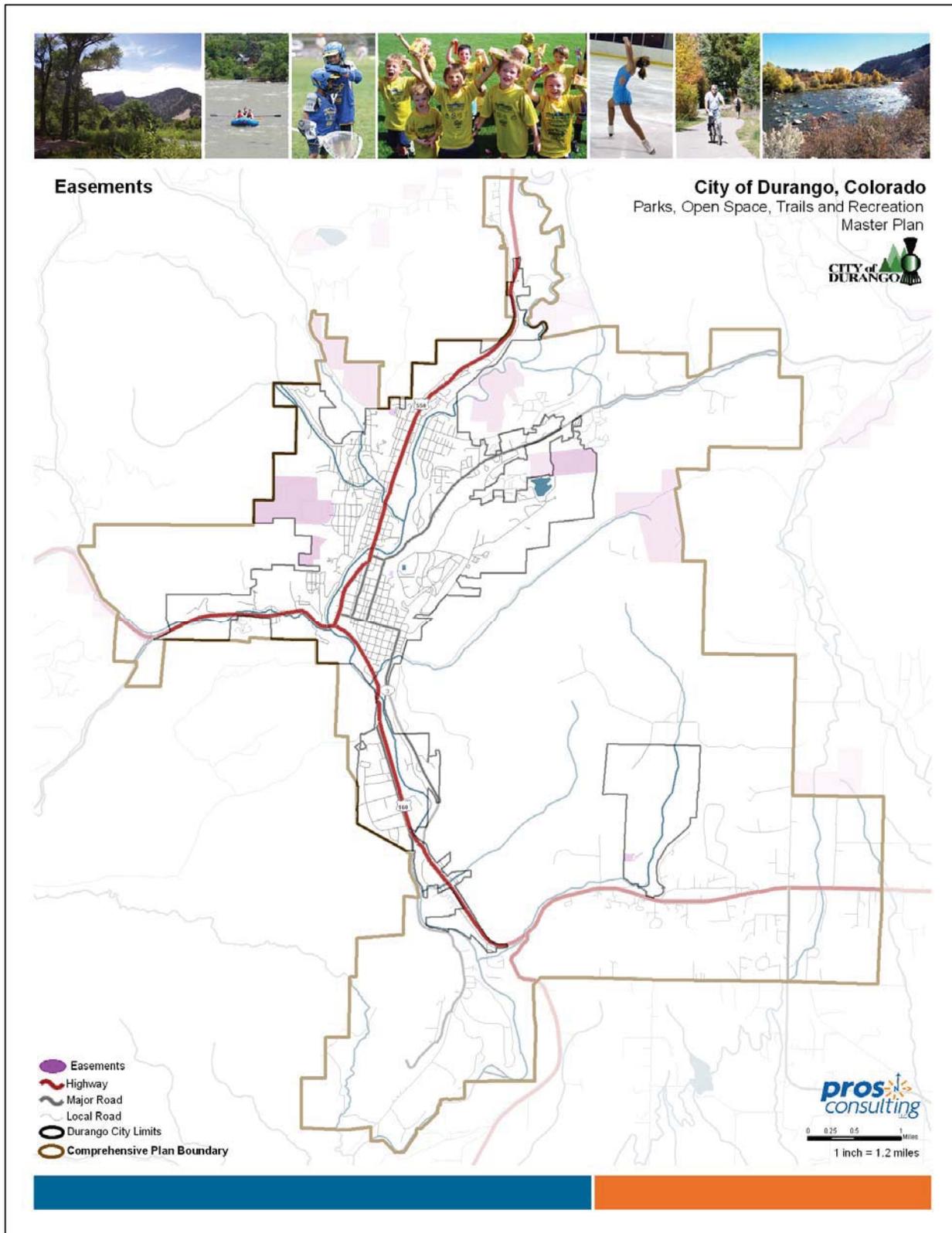


Figure 45 - Conservation Easement Layers

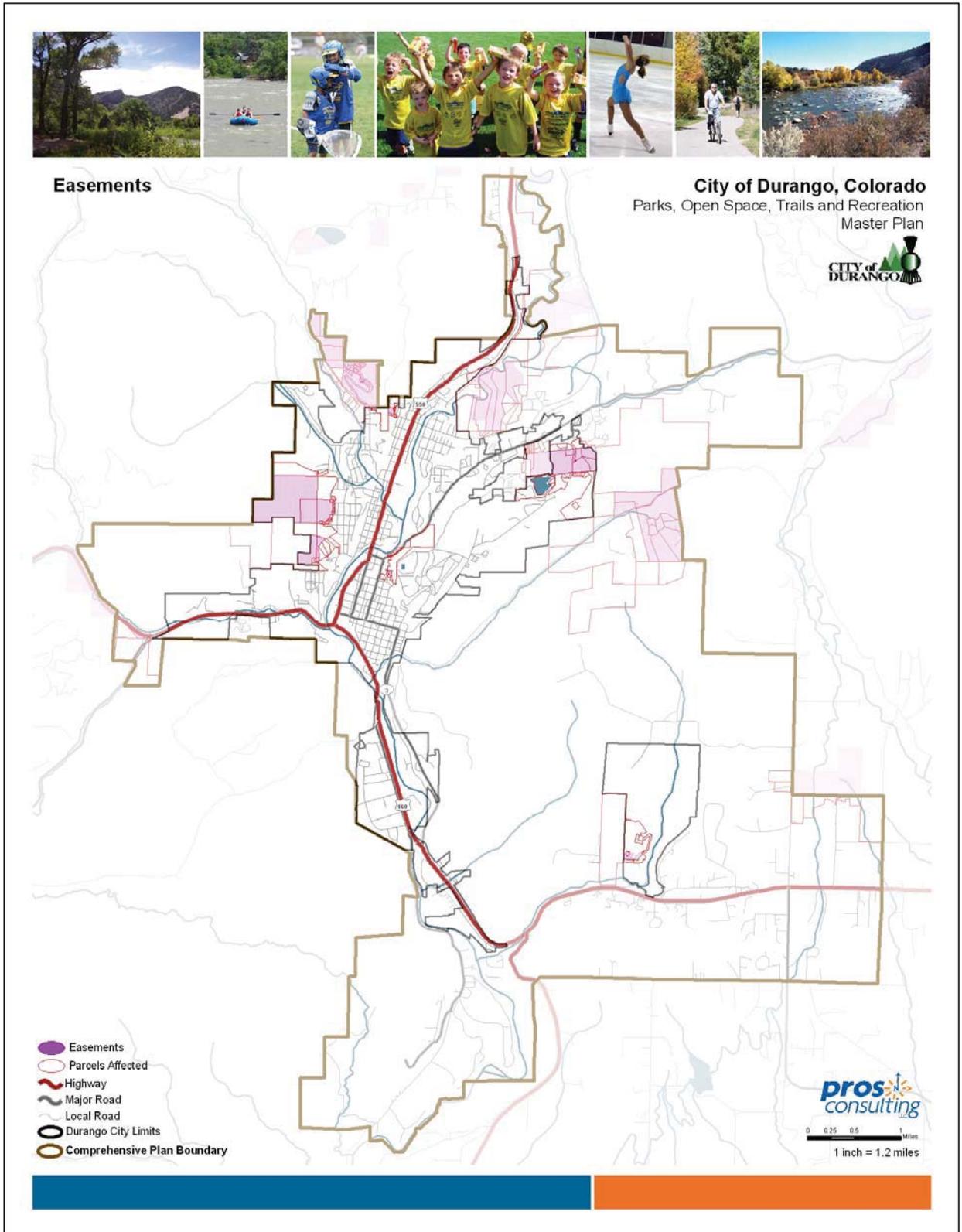


Figure 46 - Parcels with Conservation Easement Layers

Parks, Open Space, Trails and Recreation Master Plan

8.3.1.5 RESOURCE/HABITAT PROTECTION AREAS

The PROS team analyzed eight layers for the resource and habitat protection areas focusing on wildlife, landmarks and viewsheds (see **Figure 47**). For wildlife, elk and deer corridors, concentration and winter ranges were charted. Landmarks included general important features of the community as well as historic features and mountain backdrops/viewpoints included in those areas. The later layers were buffered to 100 feet to promote preservation, conservation or open space values to adjacent parcels.

Resource/Habitat Protection Areas
Elk Migration Corridors/Winter Range/Overall Range
Historic Landmarks
General Landmarks
Mule Deer Range/Winter Range
Viewpoints

Figure 47 - Resource/Habitat Protection Layers

These areas are represented on the map (**Figure 48**) as a purple shade, being slightly transparent within the comprehensive plan boundary and vastly transparent in the areas outside of the comprehensive plan boundary. These areas were applied to the county parcel data demonstrating those cadastral units with the presence of resource or habitat protection areas. Each parcel with the presence of a protection area was assigned a value of 1 for the category and highlighted in red (**Figure 49**).

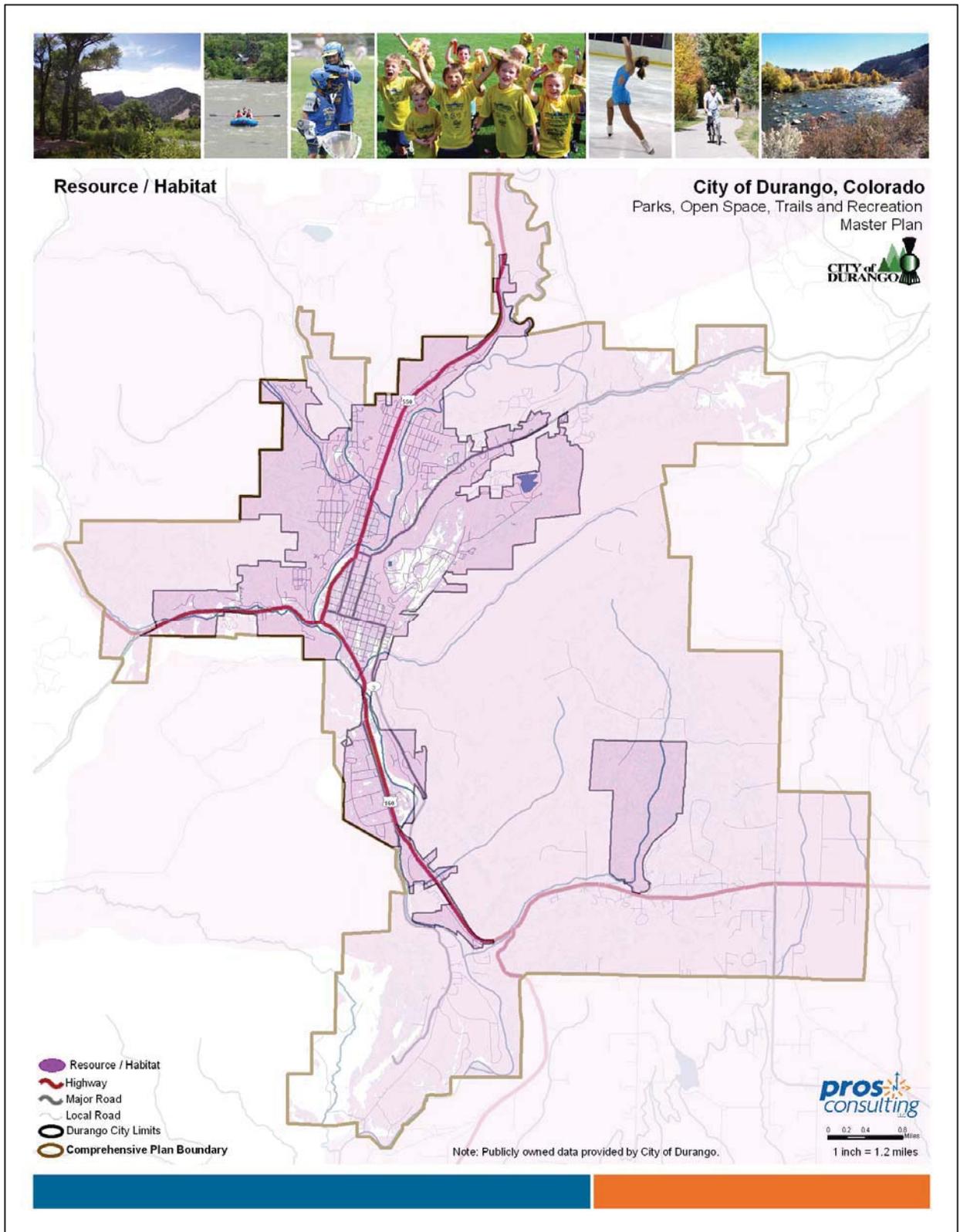


Figure 48 - Resource/Habitat Layers

Parks, Open Space, Trails and Recreation Master Plan

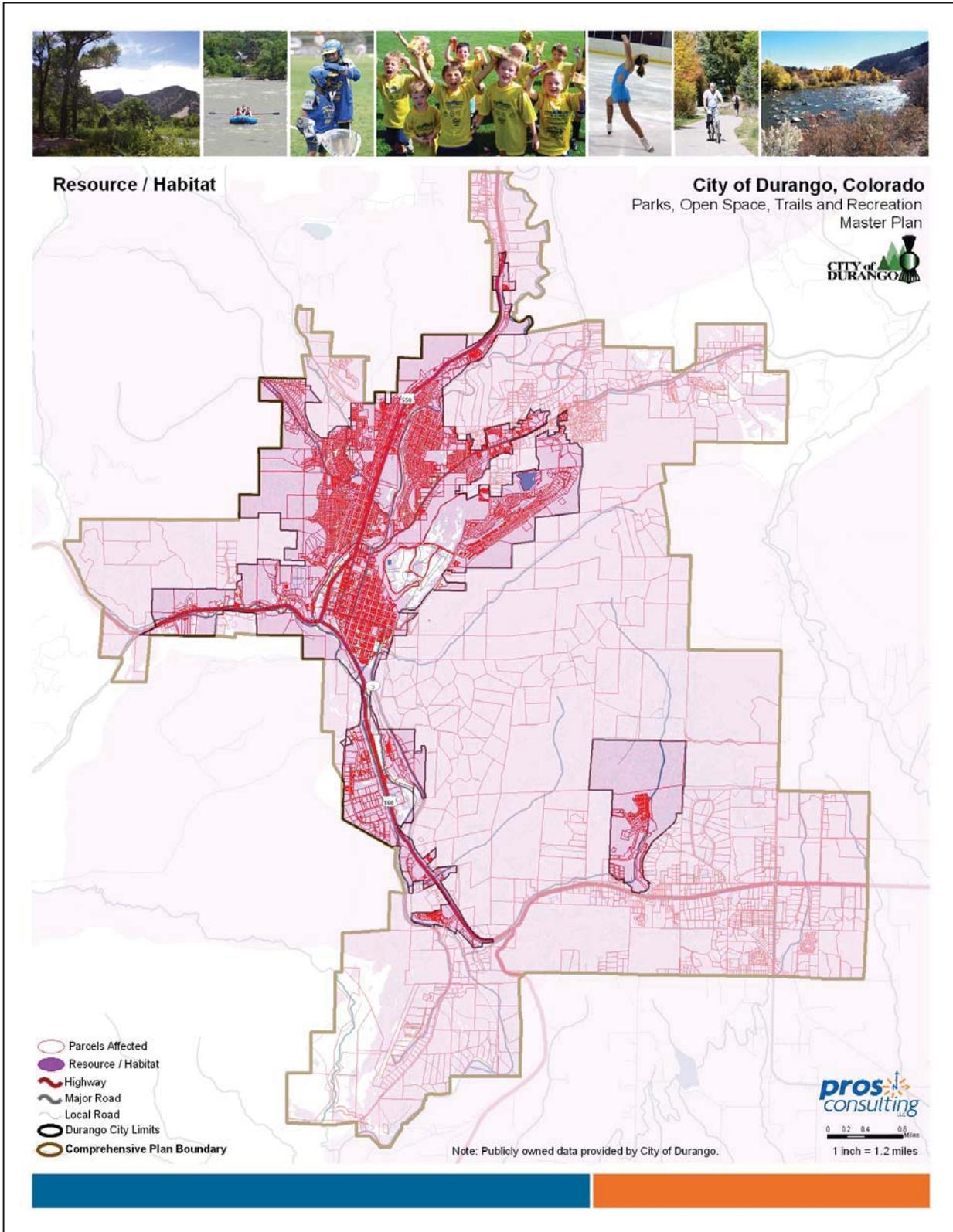


Figure 49 - Parcels with Resource/Habitat Layers



8.3.1.6 TRANSPORTATION: EXISTING TRAILS AND BIKE ROUTES

The PROS team reviewed numerous layers within the transportation category and it was determined that the most pertinent to the greenprinting process were those directly associated with outdoor activity, or being areas with an opportunity for preservation, conservation or open space. Existing bike routes and trails were included in this stage of the process (see **Figure 50**). Future trails and bike routes were evaluated but not included.

Transportation
Final Trails 11/09/2009
Bike Routes - Buffered at 100 Feet

Figure 50 - Transportation Layers

These areas are represented on the map (**Figure 51**) as a purple shade, being slightly transparent within the comprehensive plan boundary and vastly transparent in the areas outside of the comprehensive plan boundary. These areas were applied to the county parcel data demonstrating those cadastral units with the presence of transportation areas. Each parcel with the presence of a transportation area was assigned a value of 1 for the category and highlighted in red (**Figure 52**).

Parks, Open Space, Trails and Recreation Master Plan

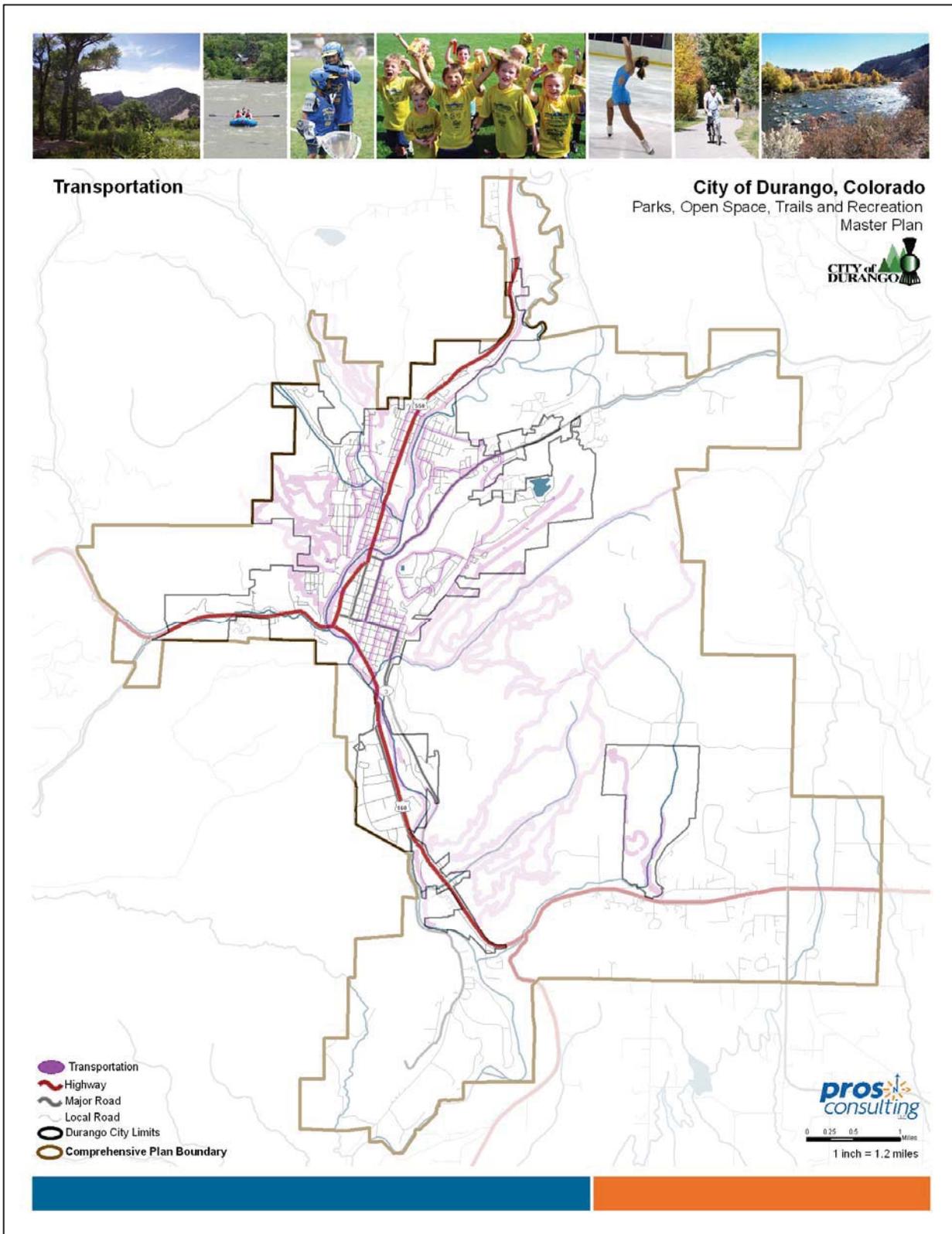


Figure 51- Transportation Layers



City of Durango

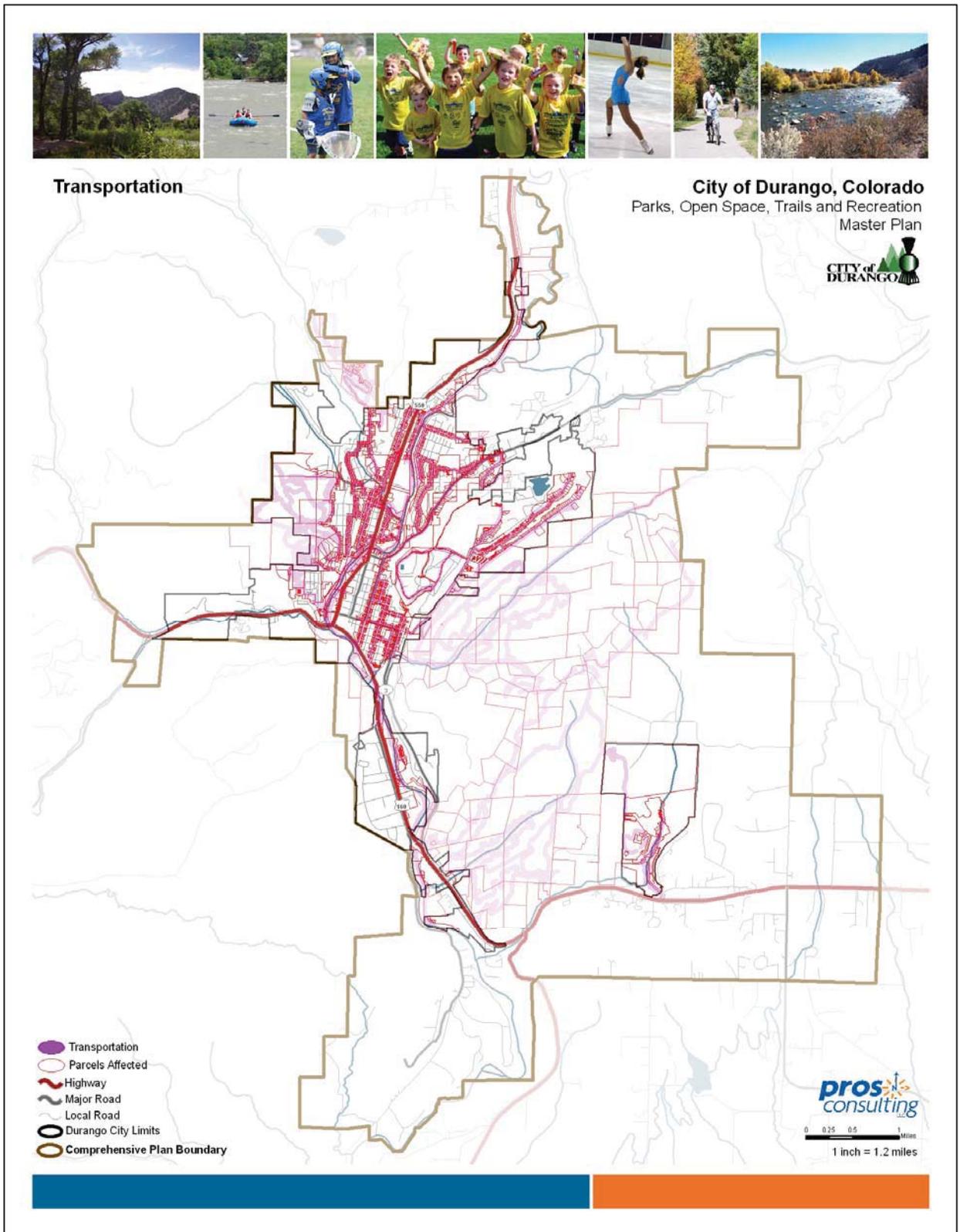


Figure 52 - Parcels with Transportation Layers

Parks, Open Space, Trails and Recreation Master Plan

8.3.1.7 FUTURE ZONING, PLANS AND DISTRICTS

Layers reviewed and analyzed in the category include the Agricultural, Open Space and Vacant classifications of the Future Land use plan, the Downtown Overlay Zone and the Historic Overlay Zone as areas with public and jurisdictional support for protection (see **Figure 53**).

Future Zoning, Plans, or Districts
Downtown Overlay Zone
Future Land Use (Agricultural, Open Space and Vacant)
Historic Overlay Zone

Figure 53 - Zoning/District Layers

These areas are represented on the map (**Figure 54**) as a purple shade, being slightly transparent within the comprehensive plan boundary and vastly transparent in the areas outside of the comprehensive plan boundary. These areas were applied to the county parcel data demonstrating those cadastral units with the presence of resource or future zoning or overlay areas. Each parcel with the presence of a future zoning or overlay area was assigned a value of 1 for the category and highlighted in red (**Figure 55**).

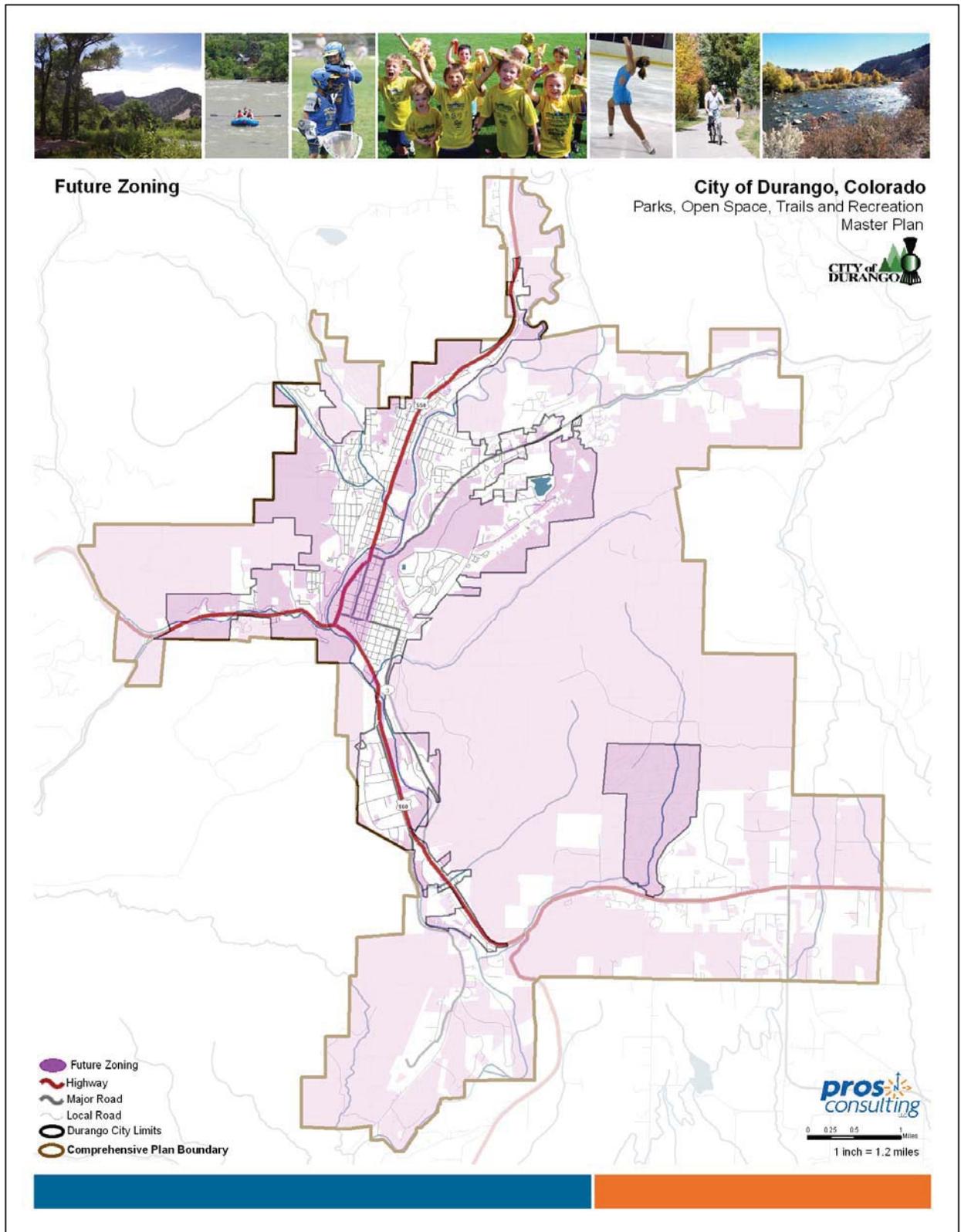


Figure 54 – Zoning/District Layers

Parks, Open Space, Trails and Recreation Master Plan

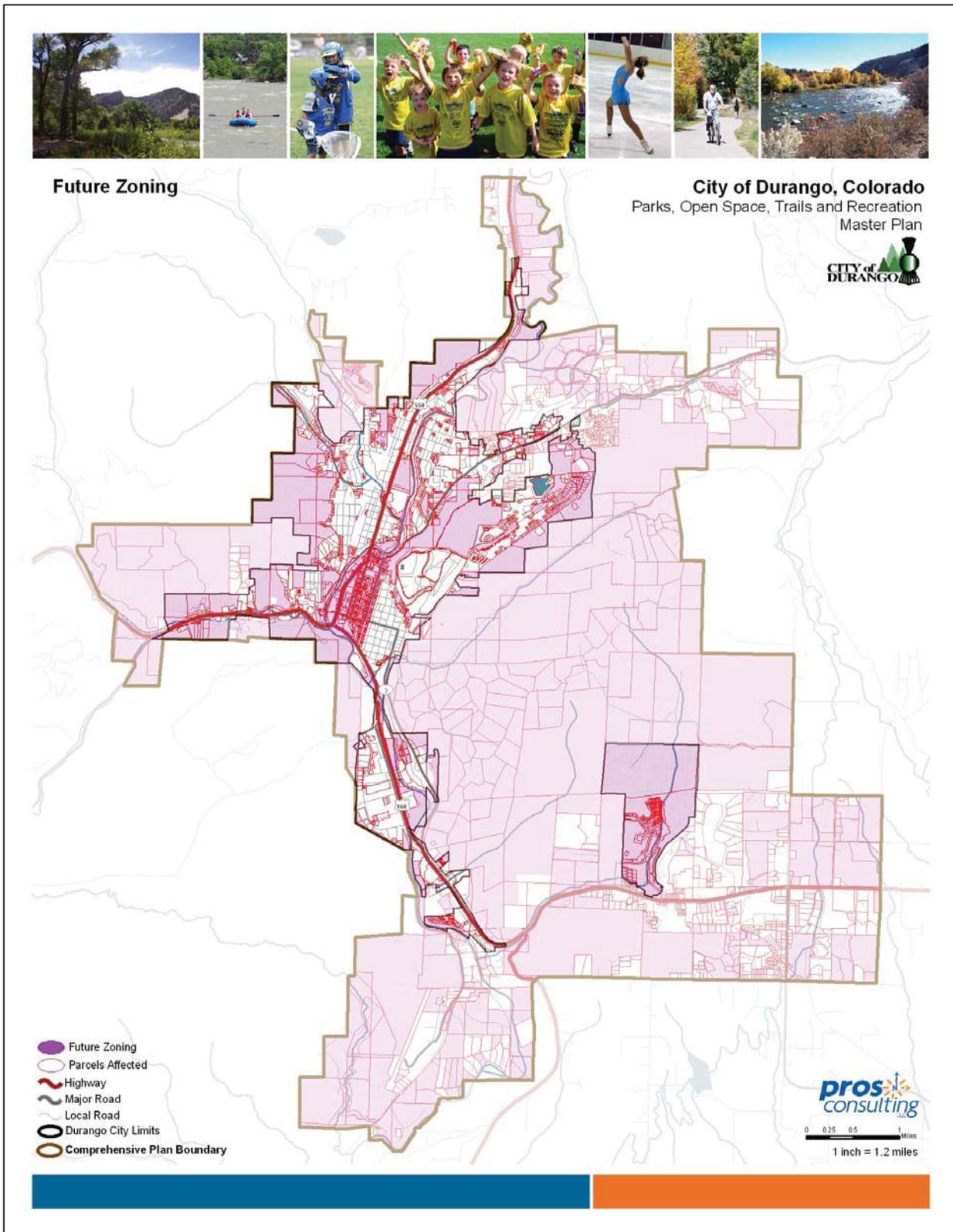


Figure 55 - Parcels with Zoning/District Layers



8.3.1.8 CULMINATION OF SCORING

All of the categories were scored the values for each of the categories and placed on a map (see **Figure 56**). Nearly every area of Durango scored on some level of the analysis; however there are clear areas and groupings that score consistently high. By stripping away the lower half of the scores, being values 0 through 3, a better picture of the greenprint higher-value lands identified through this exercise becomes apparent (see **Figure 57**). On this map, the orange values represent those parcels scoring a value of 4, with the burnt orange values of 5 and the red values of 6, being the highest possible. By the very nature of Durango, most of the map is still covered in a higher score. This is not unusual for western cities surrounded by public lands, of which partnerships could be formed between the city and the county, state or federal government. However, by identifying which parcels are already under public ownership, the greenprint develops a picture of the high value private lands of interest for preservation, conservation or open space (see **Figure 58**). The primary pockets are those areas to the north of the city and into the north portions of the comprehensive plan boundary, to the east in the comprehensive plan boundary, and the southern portion of the city spilling over into the comprehensive plan boundary. This is even more apparent when the parcels with a greenprint score of 4 are removed (see **Figure 59**). There are additional non-contiguous areas of a high greenprint score which have an equal preservation value.

Parks, Open Space, Trails and Recreation Master Plan

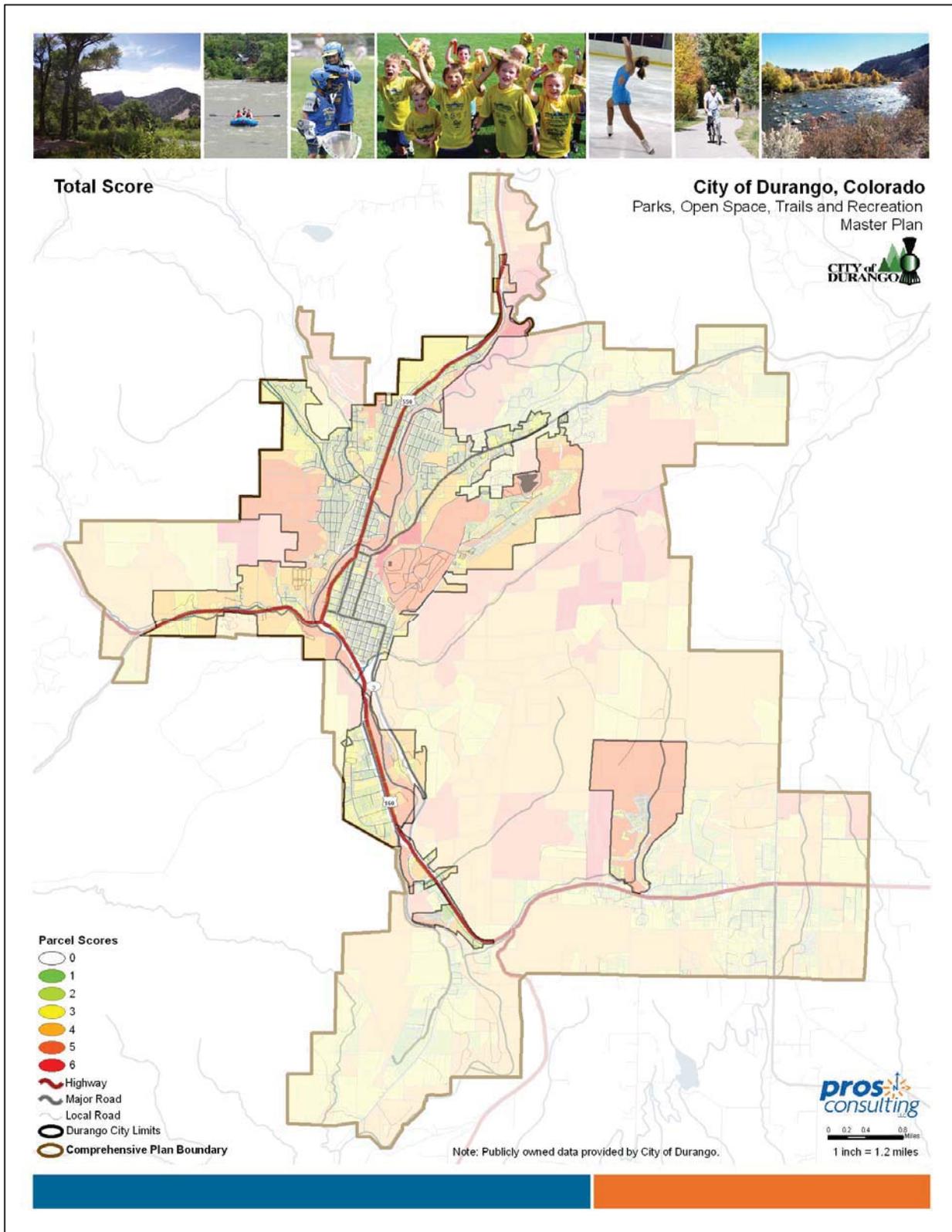


Figure 56 - Overall Greenprinting Score

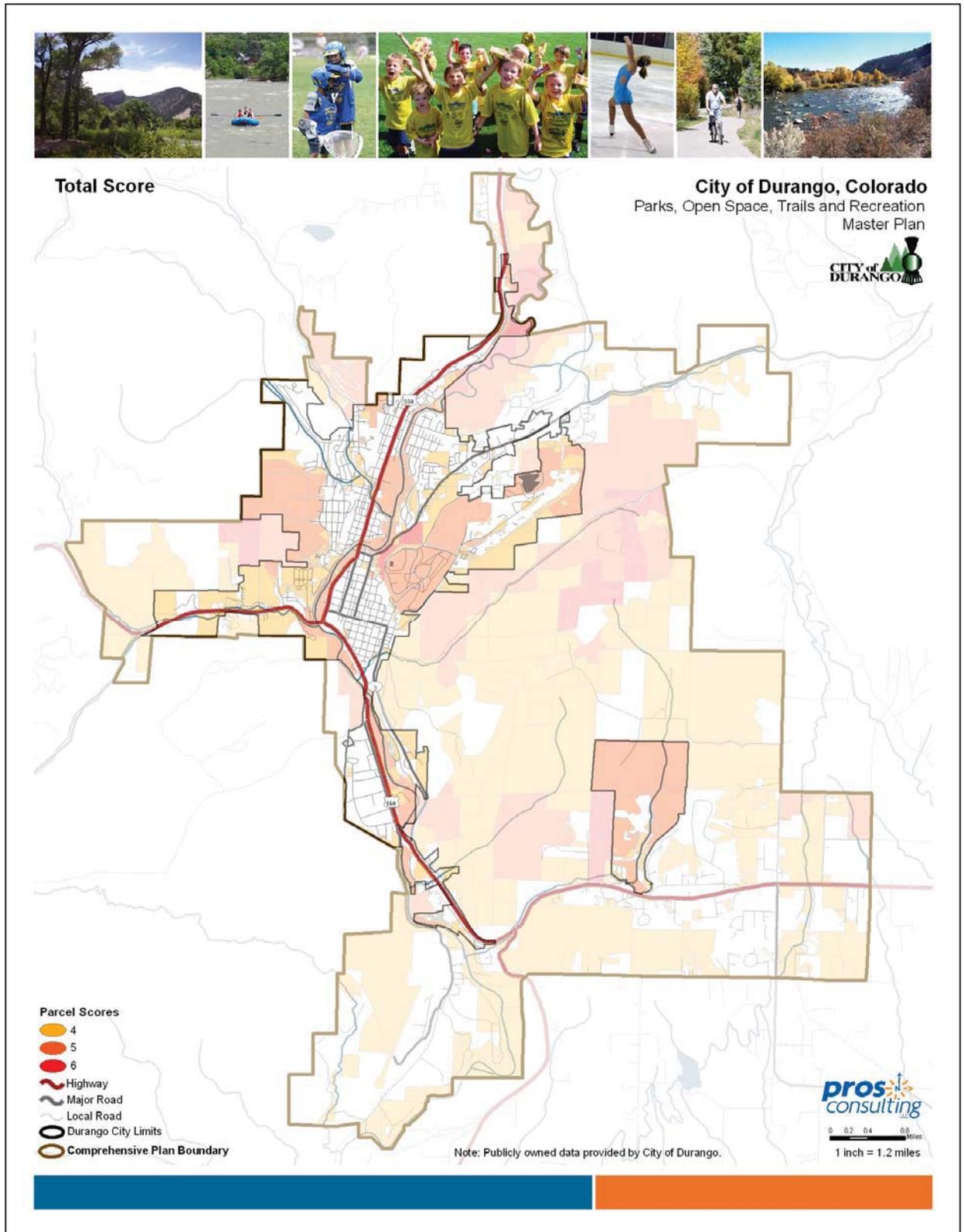


Figure 57 - High Value Greenprinting Score

Parks, Open Space, Trails and Recreation Master Plan

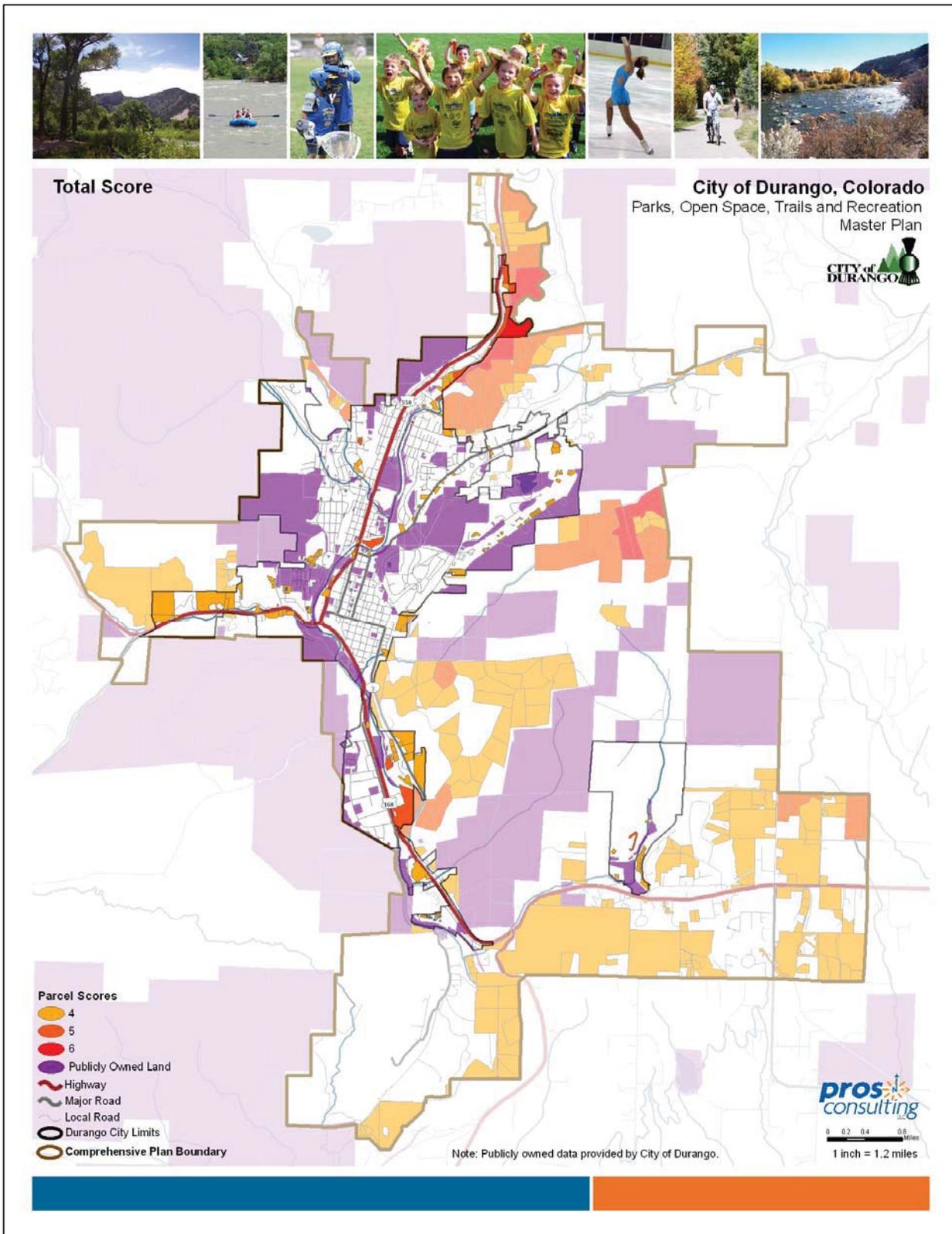


Figure 58 - High Value Greenprinting Score with Public Properties Identified

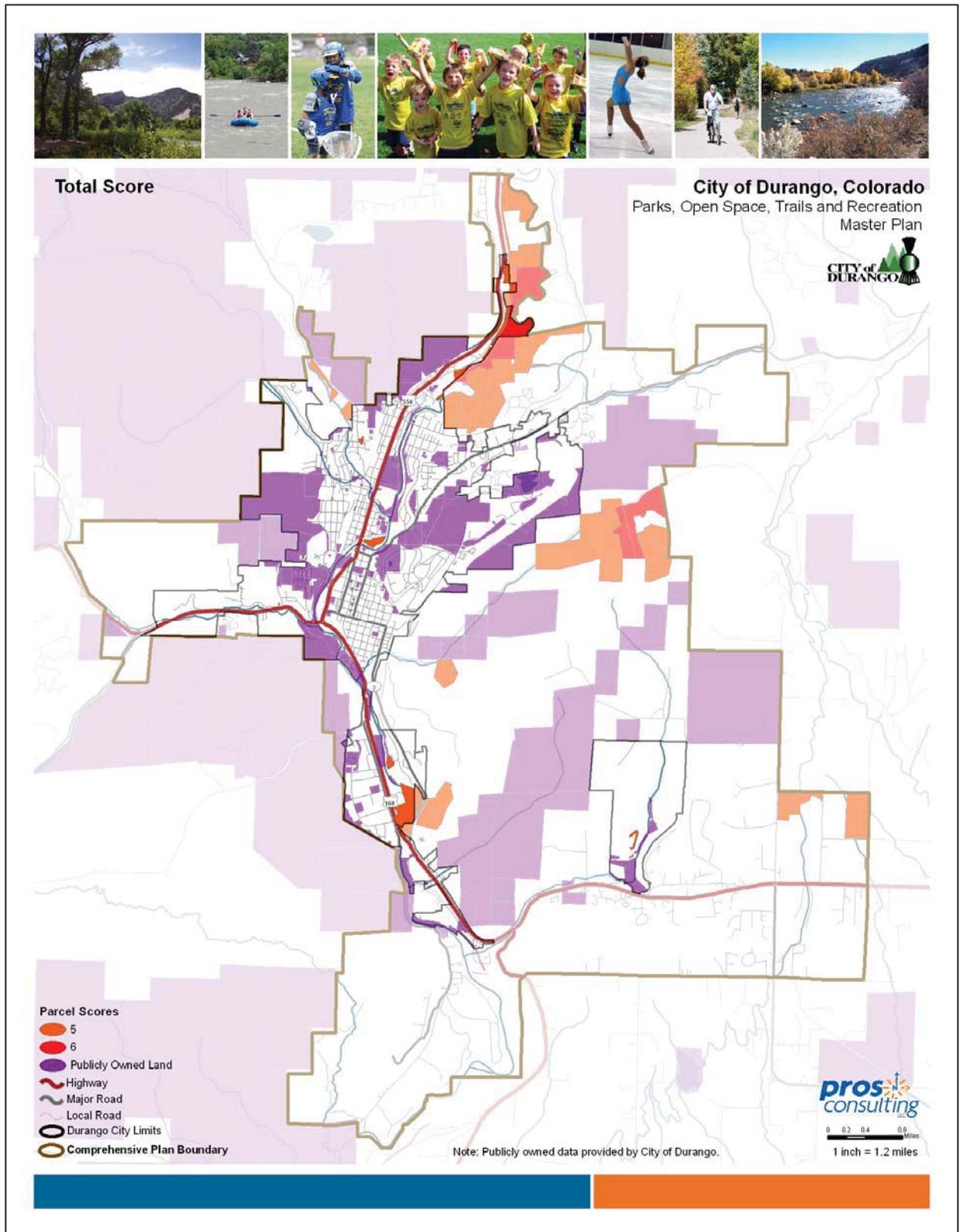


Figure 59 - Higher Value Greenprinting Score with Public Properties Identified

Parks, Open Space, Trails and Recreation Master Plan

CHAPTER NINE - PRIORITY NEEDS ASSESSMENT

The purpose of the Facility and Program Needs Assessment is to provide a prioritized list of facility/amenity needs and recreation program needs for the residents of the City of Durango. The Needs Assessment evaluates both quantitative and qualitative data. Quantitative data includes the statistically valid Community Survey, which asked 568 City of Durango residents to list unmet needs and rank their importance. Qualitative data includes resident feedback obtained in Focus Group meetings, Key Leader Interviews, and Public Forums.

The information in the Facility and Program Needs Assessment is supplemented with the recommended Level of Service Standards and Equity Mapping to develop the strategic recommendations to identify the facilities/amenities and programs of highest priority for the community. These priorities will play a vital role in dictating the sequence and extent of implementation of the projects identified in the Master Plan.

A weighted scoring system was used to determine the priorities for parks and recreation facilities/amenities and recreation programs. For instance, as noted below, a weighted value of 2 for the unmet desires means that out of a total of 100%, a value of 20% would be attributed to unmet desires or support identified in the survey.

This scoring system considers the following:

- Community Survey
- Unmet desires for facilities and recreation programs – This is used as a factor from the total number of households mentioning whether they have a need for a facility/program and the extent to which their desires for facilities and recreation programs have been met. Survey participants were asked to identify their desire for or support of 28 different facilities and 26 recreation programs. Weighted value of 2.
- Importance ranking for facilities – This is used as a factor of the importance allocated to a facility or program by the community. Each respondent was asked to identify the top four most important facilities and recreation programs. Weighted value of 4.
- Consultant and Steering Committee Evaluation
- Factor derived from the consultant and steering committee’s evaluation of program and facility priority based on survey results, demographics, trends and overall community input. Weighted value of 4.

These weighted scores were then summed to provide an overall score and priority ranking for the system as a whole. The results of the priority ranking were tabulated into three categories: High Priority (1), Medium Priority (2), and Low Priority (3).

The combined total of the weighted scores for Community Unmet Needs, Community Importance and Consultant Evaluation is the total score based on which the Facility/Amenity and Program Priority is determined. **Figure 59** and **Figure 60** below depict the Facility/Amenity and Recreation Program Priority Rankings for the City of Durango.



Since this is a community-wide survey, it is obvious that amenities that benefit the widest demographic cross-sections of the community would tend to be ranked higher than those that serve a niche market. It is, therefore, typical in such assessments nationwide that broad categories, such as trails or neighborhood parks, tend to rank higher than individual facilities or programs.

9.1 FACILITY/AMENITY PRIORITY RANKINGS

Figure 60 shows that natural surface trails for hiking and biking, hard surface trails for bike and pedestrian and neighborhood parks were the top three facilities/amenities. These were followed by indoor fitness and exercise facilities, river recreation and ski and snowboarding areas.

City of Durango			
Facility/Amenity Priority Rankings			
	High	Medium	Low
Natural surface trails for hiking & biking	1		
Hard surface trails for bike & pedestrian	2		
Neighborhood parks	3		
Indoor fitness & exercise facilities	4		
River recreation	5		
Ski & snowboarding areas	6		
Off-leash dog parks	7		
Soccer/football/multipurpose fields	8		
Outdoor aquatic centers	9		
Sledding areas		10	
Cross country skiing areas		11	
Fishing areas		12	
Picnicking areas & shelters		13	
Indoor aquatic recreation centers		14	
Baseball and softball fields		15	
Community gardens		16	
Outdoor tennis courts		17	
Playgrounds		18	
Outdoor basketball courts			19
Indoor ice rink			20
Indoor gymnastics space			21
Boating & sailing areas			22
Outdoor amphitheaters			23
Frisbee golf			24
Golf courses			25
BMX/bicycle park			26
Equestrian trails			27
Skate park			28

Figure 60 - Facility/Amenity Priority Rankings

Parks, Open Space, Trails and Recreation Master Plan

9.2 PROGRAM NEEDS ASSESSMENT

Figure 61 identifies Adult Fitness and Wellness Programs, Before and After School programs and Youth/Teen Sports programs as the three core program areas that merited the highest priority.

City of Durango			
Program Needs Assessment			
	High	Medium	Low
Adult fitness and wellness programs	1		
Before and after school programs	2		
Youth/teen sports programs	3		
Preschool programs	4		
Special Events	5		
Youth Learn to Swim programs	6		
Youth/teen fitness and wellness programs	7		
Nature and wildlife interpretive programs	8		
Biking events	9		
Lifeskill Classes		10	
Youth/teen summer camp programs		11	
60 years plus programs		12	
Kayaking / paddling sports		13	
Gymnastics programs		14	
Adult swim programs		15	
Youth/teen art, dance, performing arts		16	
Programs for people with disabilities		17	
Adult art, dance, performing arts		18	
Adult sports programs			19
Ski & snowboarding programs			20
Ice skating and Hockey			21
Water fitness programs			22
Tennis lessons, clinics and leagues			23
Running events			24
Golf programs			25
Martial arts programs			26

Figure 61 - Program Needs Assessment



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CHAPTER TEN - PARK AND FACILITY DEVELOPMENT PLAN

10.1 CAPITAL IMPROVEMENT PLAN 2010-2019

The Capital Improvement Plan includes three listings of future capital needs. The first table shows the Department's existing Capital Improvements 2010-2019, modified to integrate the findings of the Master Plan. The total amount of estimated expenditures in the Parks and Recreation Department Capital Improvement Plan is \$168,420,918. This listing shows the name of the project, the funding source, and the level of priority. The second table shows the items from the existing Capital Improvement Plan, designated as high priority, and having available estimated funding for the projects. The total amount available for the high priority projects is \$58,593,918. The third table was developed from this Master Plan process. These items are based on standards, on-going reinvestment in the existing infrastructure, and a listing of new facilities referenced in the Parks, Open Space, Trails and Recreation Plan recommendations.

Specifically, the Master Plan Capital Plan shows several needed amenities, as listed throughout other sections of the Plan. The standards, included in a spreadsheet in **Chapter Eight**, include typical amenities such as picnic shelters, playgrounds, and basketball courts. The projected need and number of amenities are listed in the third table below. In addition, a listing of on-going reinvestment of parks and facilities is also included in the Plan, which demonstrates the Department's commitment to addressing infrastructure requirements.

These individual items are assigned a priority of high, medium, or low based on the community input process and existing deficits of items included in the standards.

The actual costs to develop some of the amenities will depend on the economy of scale in the design of a park or facility. For example, the unit cost of tennis courts will be less if the needed three courts are built as one complex, rather than three individual courts. The costs for baseball and softball fields assume irrigation, laser grading, lights, fencing, bleachers and players' dugouts.

In addition to the listing, operating impacts have been determined from the Maintenance Management Plan included in **Appendix D** as follows:

- Park Maintenance for general neighborhood and community parks requires approximately 44 labor hours /acre per year. Average hourly wage for park maintenance employees is \$17.21 per hour. This includes both full-time and part-time staff, calculated according to the ratio of full-time hours to part-time hours. Therefore, each additional park acre of a neighborhood and community park will require \$1,000 in labor dollars annually. This figure includes both salaries and estimated benefits.
- Each mile of trail requires 334 annual hours of maintenance. Therefore, each additional mile will result in \$7,587 in additional labor dollars.
- Each additional acre of open space requires an estimated \$44/acre per year.
- Athletic field maintenance was not included in the Maintenance Management Plan. According to the PROS benchmark data, average costs to maintain a youth athletic field is approximately \$8,000 per acre. Regulation sized fields require approximately



\$12,000 per acre. This depends on the configuration and number of fields in one complex. Obviously per unit field maintenance costs decrease as the number of fields increase per site.

- For indoor facility maintenance, the labor estimate is .19 hours per year for each square foot of additional space.

10.1.1 PARKS, OPEN SPACE, TRAILS AND RECREATION MASTER PLAN CAPITAL IMPROVEMENT PLAN 2010-2019

Parks, Open Space, Trails and Recreation Capital Improvements 2010 - 2019				
Project	Description	Funding Source	Estimated Total Cost	Priority
SMART 160 East Trail	Construct SMART 160 East Trail	2005 1/4 Cent Tax	8,400,000	High
SMART 160 West Trail	Construct SMART 160 West Trail	2005 1/4 Cent Tax	10,000,000	High
Camino del Rio At-Grade Crossing	Camino at-grade crossing at 12th St.	2005 1/4 Cent Tax	200,000	High
Natural Lands Preservation	Acquisition of natural lands	2005 1/4 Cent Tax	14,500,000	High
PCST Planning & Maintenance Improvements	Planning, design & maintenance infrastructure, etc.	2005 1/4 Cent Tax	1,924,418	High
FLC Softball Fields	Upgrade restroom and lights	2005 1/4 Cent Tax	1,092,000	High
FLC Multi Use Fields	Construct new multi use fields	2005 1/4 Cent Tax	3,750,000	High
Durango Boating Park	Develop boating park for RICD	2005 1/4 Cent Tax	1,100,000	High
Community Park	Multi use fields in Three Springs	2005 1/4 Cent Tax	24,400,000	High
Chapman Ski Hill	Upgrade lifts, lighting and parking	2005 1/4 Cent Tax	1,450,000	High
Cundiff Park	Develop neighborhood park	2005 1/4 Cent Tax	2,400,000	Medium
BMX at ALP	Develop BMX track at ALP site	2005 1/4 Cent Tax	1,045,000	Medium
Holly Park	Develop neighborhood park	2005 1/4 Cent Tax	600,000	Medium
Camino del Rio Underpass	Underpass to link ART to downtown	2005 1/4 Cent Tax	3,000,000	Medium
Santa Rita to Goeglein Trail	Goeglein Trail	2005 1/4 Cent Tax	3,000,000	Medium
Hillcrest Trail	Construct trail around Golf Course	2005 1/4 Cent Tax	1,300,000	Medium
Santa Rita Park Volleyball Courts	Upgrade sand volleyball courts	2005 1/4 Cent Tax	100,000	Medium
33rd Street River Access	Improve 33rd Street River Access	2005 1/4 Cent Tax	350,000	Medium
FLC Tennis Courts	Remove & replace tennis courts	2005 1/4 Cent Tax	350,000	Medium
Year round ice rink	Year round ice rink, second ice rink	2005 1/4 Cent Tax	10,000,000	Low
CBD Park Plaza	Develop new park in the CBD	2005 1/4 Cent Tax	1,560,000	Low
SUBTOTAL			\$ 92,821,418	
32nd Street Ped/Bike Bridge	ART Bike/Ped Improvements at 32nd Street	1999 1/2 Cent Tax	300,000	High
Memorial Park Trail	Construct ART 29th St. to 32nd St.	1999 1/2 Cent Tax	556,000	High
32nd Street to Iron Horse Trail	Construct ART north to Iron Horse	1999 1/2 Cent Tax	3,000,000	High
ART Greenway Acquisition	Acquire greenway Animas River Trail	1999 1/2 Cent Tax	6,250,000	High
ART Rebuild	Rebuild sections of Animas River Trail	1999 1/2 Cent Tax	5,055,000	High
Whitewater Park Trail	Rebuild and realign trail for boating park	1999 1/2 Cent Tax	1,100,000	High
32nd Street Underpass	ART Underpass at 32nd Street	1999 1/2 Cent Tax	1,000,000	High
ART connect to SMART 160	ART connect to SMART 160 trail	1999 1/2 Cent Tax	3,200,000	Medium
Junction Creek to CRC Trail	Trail under Main Ave. to Rec Center	1999 1/2 Cent Tax	3,200,000	Low
4th Street to Whitewater Park	Bridge over Hwy 550/160	1999 1/2 Cent Tax	3,000,000	Low
CBD Park Trail	Construct CBD Park trail	1999 1/2 Cent Tax	800,000	Low
SUBTOTAL			\$ 27,461,000	
Cemetery Office/Shop	Upgrade Park office & shop at cemetery	General Fund	1,258,500	High
Recreation Center Third Gym	Relocate gymnastics to Rec Center	General Fund	1,930,000	Medium
Cemetery Roads Overlay	Overlay roads at Cemetery	General Fund	150,000	Medium
Grandview Recreation Center	New Recreation Center in Grandview	General Fund	45,100,000	Low
SUBTOTAL			\$ 48,438,500	
GRAND TOTAL			\$ 168,420,918	

Figure 62 - Capital Improvements

Parks, Open Space, Trails and Recreation Master Plan

2005 Open Space, Parks & Trails Fund High Priority Projects Implementation Plan (2010 - 2019)				
Project	Short Term (1-3 years)	Mid Term (4-7 years)	Long Term (8-10 years)	Total
SMART 160 East Trail				
Easements & Preliminary Design	100,000	200,000		300,000
CDOT 4th Lane Trail	400,000			400,000
Phased Construction		1,100,000	2,000,000	3,100,000
SMART 160 West Trail				
Easements & Preliminary Design	100,000	200,000		300,000
Phased Construction			700,000	700,000
Camino del Rio At-Grade Crossing	200,000			200,000
Natural Lands Preservation	5,700,000	4,800,000	4,000,000	14,500,000
POST Planning & Maintenance*	482,333	763,395	678,690	1,924,418
Parks, Trails & Rec Facilities Improvements	600,000	800,000	600,000	2,000,000
FLC Multi-use Fields	3,750,000			3,750,000
FLC Softball Restrooms		600,000		600,000
FLC Tennis Courts			350,000	350,000
Durango Boating Park	1,100,000			1,100,000
Chapman Ski Hill		1,450,000		1,450,000
SUBTOTAL	\$ 12,432,333	\$ 9,913,395	\$ 8,328,690	\$ 30,674,418
* Maintenance cost based upon 30 park acres and 528 open space acres with an estimated annual growth rate of 5%				
1999 Recreation Complex/Trails Fund High Priority Projects Implementation Plan (2010 - 2019)				
Project	Short Term (1-3 years)	Mid Term (4-7 years)	Long Term (8-10 years)	Total
32nd Street Ped/Bike Bridge Improvements	300,000			300,000
Memorial Park Trail Construction	556,000			556,000
32nd Street to Iron Horse Trail	1,000,000	2,000,000		3,000,000
ART Greenway Acquisition	1,300,000	1,300,000	3,650,000	6,250,000
ART Rebuild	1,220,000	1,660,000	2,175,000	5,055,000
Whitewater Park Trail	1,100,000			1,100,000
4th St. to Whitewater Park			3,000,000	3,000,000
ART connect to SMART 160	200,000	3,000,000		3,200,000
32nd Street Underpass			1,000,000	1,000,000
SUBTOTAL	\$ 5,676,000	\$ 7,960,000	\$ 9,825,000	\$ 23,461,000
General Fund High Priority Projects Implementation Plan (2010 - 2019)				
Project	Short Term (1-3 years)	Mid Term (4-7 years)	Long Term (8-10 years)	Total
Cemetery Office/Shop Upgrade		1,258,500		1,258,500
SUBTOTAL		\$ 1,258,500		\$ 1,258,500
GRAND TOTAL	\$ 18,108,333	\$ 19,131,895	\$ 18,153,690	\$ 55,393,918

Figure 63 - High Priority Funding



Parks, Open Space, Trails and Recreation Master Plan Capital Improvement Items 2010-2019						
		Quantity	Unit of Measure	Estimated Cost per Unit	Estimated Total Cost	Priority
1	Neighborhood Park Acreage	20	acre/s	\$200,000	\$ 4,000,000	high
2	Community Park Acreage	64	acre/s	\$200,000	12,800,000	high
3	Linear Park Acreage (Greenway)	21	acre/s	\$200,000	4,200,000	high
4	Youth soccer fields	1	field/s	\$200,000	200,000	high
5	Regulation sized soccer fields	4	field/s	\$200,000	800,000	high
6	Multi purpose fields	6	field/s	\$200,000	1,200,000	high
7	Outdoor Pool	1	pool/s	\$5,000,000	5,000,000	high
8	Picnic Pavilions	2	pavilion/s	\$125,000	250,000	medium
9	200 ft. baseball fields	2	field/s	\$225,000	450,000	medium
10	300 ft. baseball fields	3	field/s	\$225,000	675,000	medium
11	Adult softball fields	3	field/s	\$225,000	675,000	medium
12	Youth softball fields	2	field/s	\$225,000	450,000	medium
13	Tennis courts	3	court/s	\$75,000	225,000	medium
14	Mini Park Acreage	5	acre/s	\$200,000	1,000,000	low
15	Outdoor basketball court	1	court/s	\$75,000	75,000	low
16	System-wide infrastructure replacement					
	buildings			\$100,000/yr.	1,000,000	
	parks			\$100,000/yr.	1,000,000	
TOTAL CIP COST					\$ 34,000,000	

Figure 64 - Master Plan CIP

Parks, Open Space, Trails and Recreation Master Plan

The City has dedicated funding for the development of parks, trails and recreation facilities and the preservation of open space. Over the next ten years, the Capital Improvement Plan includes the following distribution of four primary funding sources: (1) 2005 Open Space, Parks and Trails Fund; (2) 1999 Recreation Complex/Trails Fund; (3) General Fund; and (4) Grants. The revenue estimates include grant funding based upon historical averages estimated at \$3,700,000 over the next 10 years. Revenue estimates for the City sales and use tax is estimated at 0% with a gradual increase up to 5% growth rate during this planning period. City sales tax revenue estimates are adjusted annually based upon actual conditions in the economy. There are an estimated \$55,393,918 high priority capital improvement projects to be funded over the next 10 years. Additionally, the 1999 Recreation Complex/Trails Fund is also estimated to finance approximately \$12,699,676 in debt service and operational subsidy for the Community Recreation Center. Below is an illustration of the distribution of the funding sources for the development of parks, trails and recreation facilities and the preservation of open space.

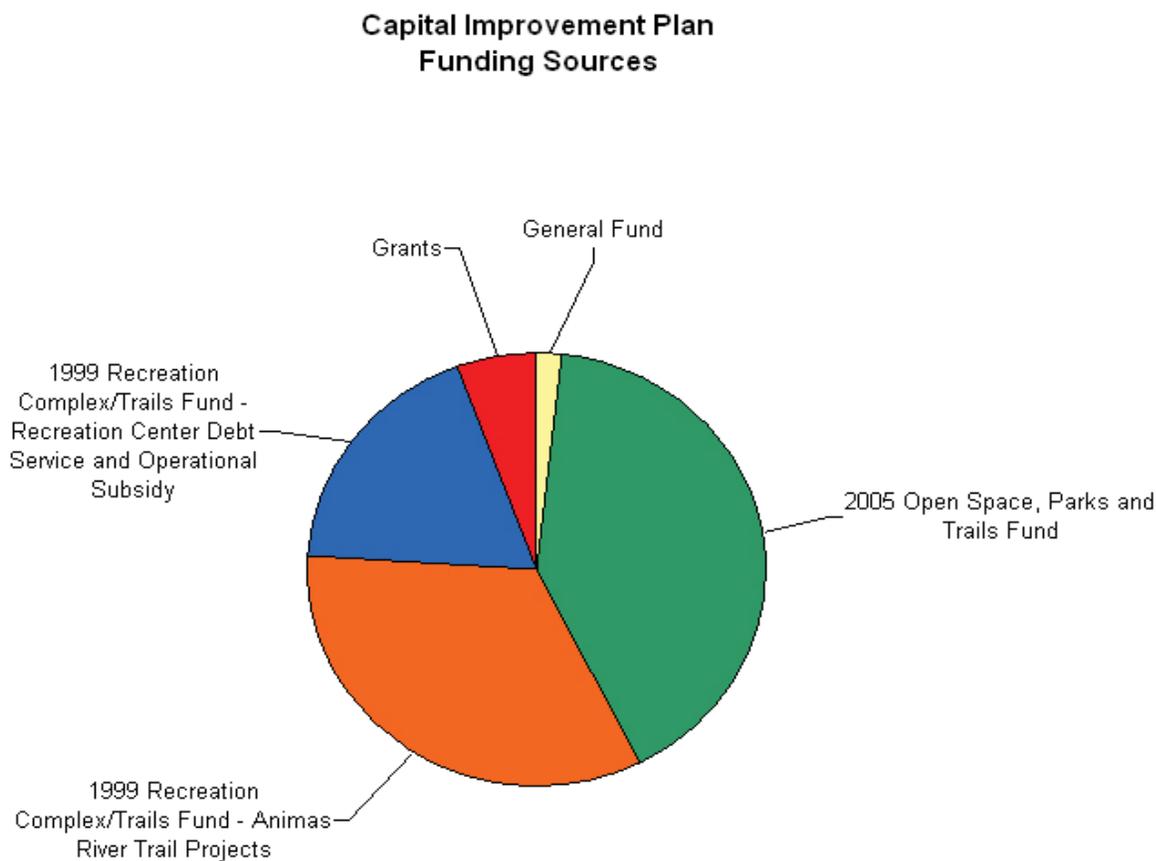


Figure 65 – Capital Improvement Plan Funding Sources



What is clear from this analysis is that the known revenue streams anticipated over the next 10 years will not be adequate to complete all desired and required park, open space, trail, and recreational facilities improvements. Each year during the annual budget process, the Capital Improvement Program is evaluated by City staff, Parks and Recreation Advisory Board, Natural Lands Preservation Advisory Board and City Council. Based upon available funding, high priority projects are selected to be implemented each year. In the future, the City will need to determine whether certain projects will not be pursued or look for additional funding in order to accomplish its goals. The utilization of grants and partnerships will help defray some of the direct costs to develop facilities. Use of development regulations, developer dedications, impacts fees and other regulatory tools should be considered as a critical element of the comprehensive development plan to ensure this Plan can be implemented to its fullest extent. The City will need to continue to require dedication and/or development through the Planning and Community Development project review process.

CHAPTER ELEVEN - MASTER PLAN IMPLEMENTATION

The following section details recommendations based on the review of all of the data relating to the Parks, Open Space, Trails, and Recreation Master Plan, in support of the overall mission and vision of the City of Durango. The mission and vision statements:

The mission is to promote and provide a full range of parks, trails, natural lands, recreational facilities, programs and amenities that enrich the quality of life for all residents and visitors. These services shall enhance the health and well-being of those we serve in a financially responsible and environmentally sustainable manner.

The vision is to promote and establish Durango as a leading community with a focus on health, wellness, vitality, safe access to amenities and an exceptional quality lifestyle.

It is the intent of this Master Plan to ensure the elements of the mission and vision shape the strategic recommendations. As part of the strategic recommendations, the remaining section of the Plan details Strategic Themes, Strategic Objectives, and Strategic Initiatives and Measures. This will create the framework for decision-making during the next ten years, 2010 to 2019.

Strategic Themes are broad based descriptions of major areas included in the recommendations. The Themes include:

- **Trails:** Connecting People to Places
- **Open Space:** Preserve and Care for Special Places
- **Parks:** Provide Quality Areas for Community Gatherings and Activities
- **Recreation:** Provide Quality and Diverse Recreation Programs
- **Facilities:** Provide Quality Facilities for Recreation Activities
- **Organizational:** Strategic Use of Resources

The Themes provide the over-arching focus for the Plan's implementation. The Themes are supported by Strategic Objectives. In addition to Themes and Objectives, a list of Measures is included in support of the Objectives. The Themes, Objectives, Measures and Targets are shown on the following Strategy Map (**Figure 66**). The measures reflect organizational performance and also indicate success in the achievement of Master Plan strategies.



City of Durango Parks, Open Space, Trails and Recreation Master Plan Strategy Map

	Strategic Themes	Strategic Objectives	Strategic Measures	Targets
Trails	Connecting People to Places	<ul style="list-style-type: none"> Complete Trails Plan goals Continue connectivity and trail development efforts 	<ul style="list-style-type: none"> Number of miles of trails Number of Trails Plan Goals completed 	To be developed at a future date
Open Space	Preserve and Care for Special Places	<ul style="list-style-type: none"> Continue protection of open space land Further develop best management practices 	<ul style="list-style-type: none"> Number of acres of open space land Number of management plans 	
Parks	Provide Quality Areas for Community Gatherings and Activities	<ul style="list-style-type: none"> Improve park amenities Acquire and improve park land Ensure excellent maintenance practices 	<ul style="list-style-type: none"> Ratio of staff to acres Maintenance costs per acre Total number of acres maintained Acres of parkland acquired 	
Recreation	Provide Quality and Diverse Recreation Programs	<ul style="list-style-type: none"> Offer programs according to resident need Develop brand and image for core programs 	<ul style="list-style-type: none"> Total number of registrants User satisfaction with programs Recreation cost recovery rate Number of new programs annually 	
Facilities	Provide Quality Facilities for Recreation Activities	<ul style="list-style-type: none"> Develop facilities according to community and renovation needs Develop space and facilities according to standards 	<ul style="list-style-type: none"> Occupancy rate of indoor spaces Capacity versus demand for athletic fields Percent of level of service amenities developed 	
Organizational	Strategic Use of Resources	<ul style="list-style-type: none"> Develop sustainable practices Strengthen operations Continue sustainable and dedicated funding sources 	<ul style="list-style-type: none"> Measurement of carbon footprint Annual savings from energy efficiency Percent of strategies achieved Annual amount of dedicated funding 	

Figure 66 - City of Durango Parks, Open Space, Trails and Recreation Master Plan Strategy Map

11.1 STRATEGIC THEMES AND STRATEGIC OBJECTIVES

The following section reviews the Strategic Themes, Strategic Objectives, and the Strategic Initiatives. Initiatives are listed as short term, midterm, and long term or ongoing. The following time sequence is used to designate completion of Initiatives.

- Short term Initiatives are scheduled for completion within the time period: January 2010 to December 2012
- Midterm Initiatives are scheduled for completion within the time period: January 2013 to December 2015
- Long term Initiatives are scheduled for completion within the time period: January 2016 to December 2019
- Ongoing Initiatives are repeated continuously throughout the ten year time period

Parks, Open Space, Trails and Recreation Master Plan

In addition, City staff members responsible for the completion of each of the Initiatives are listed as well

11.1.1 ORGANIZATIONAL: STRATEGIC USE OF RESOURCES

11.1.1.1 DEVELOP SUSTAINABLE PRACTICES

- 11.1.1.1.1 Develop and approve an environmental and sustainability policy that outlines the Department’s commitment to sustainable practices

Short term Parks and Recreation Director, Sustainable Services Coordinator

- 11.1.1.1.2 Complete a sustainability audit and develop an action plan with recommendations and timelines for improvement

Short term Parks and Cemetery Manager

- 11.1.1.1.3 Develop a smart growth approach to planning with all cities in La Plata County

Mid term City Manager, Parks and Recreation Director, Planning and Community Development Director and Bayfield and Ignacio town officials

- 11.1.1.1.4 Exercise leadership through the Southwest Colorado Council of Governments to ensure a regional approach to planning

Mid term City Manager, Parks and Recreation Director, Planning and Community Development Director and Council of Government officials

- 11.1.1.1.5 Develop relationships with youth, consistent with the La Plata County Children, Youth and Family Master Plan, to promote interest in helping the City with parks and recreation initiatives

Mid term Recreation Manager

- 11.1.1.1.6 Recognize the recreation potential of Lake Nighthorse and encourage other agencies to develop future facilities to meet the community’s needs

Long term Parks and Recreation Director, Parks, Open Space and Trails Development Manager

11.1.1.2 STRENGTHEN OPERATIONS

- 11.1.1.2.1 Develop and implement an organizational performance measurement system, including specific measures such as cost recovery, customer satisfaction percentages, workload, and facility capacity measurements. The measures are included in the Strategy Map.

Short term Parks and Recreation Director



- 11.1.1.2.2 Expand communication practices with the public to include use of the web, surveys, focus groups and the local media

Short term Parks and Recreation Director

11.1.1.3 CONTINUE SUSTAINABLE AND DEDICATED FUNDING SOURCES

- 11.1.1.3.1 Develop a plan to continue dedicated funding sources through dedicated sales tax funding

Short term City Manager, Parks and Recreation Director, and Parks, Open Space and Trails Development Manager

- 11.1.1.3.2 Develop a revenue policy to guide the Department in cost recovery goals, desired financial performance of programs and facilities, and pricing of services

Short term Parks and Recreation Director, Finance Director

- 11.1.1.3.3 Develop a long term financial plan to assess the Department's ability to sustain new park, open space, trails and recreation facilities and amenities

Short term Parks and Recreation Director, Finance Director, Parks, Open Space and Trails Development Manager

- 11.1.1.3.4 Revise public amenity (parks, trails, open space) dedication and impact fee requirements for new development

Short term Parks and Recreation Director, Parks, Open Space, and Trails Development Manager, Finance Director, Planning and Community Development Director

- 11.1.1.3.5 Complete an economic impact study to determine the financial impact of the Department on the local economy in regards to property values, sales tax revenues, tourism dollars, and sports tournaments

Long term Parks and Recreation Director, Finance Director and Planning and Community Development Director

11.1.2 TRAILS: CONNECTING PEOPLE TO PLACES

11.1.2.1 COMPLETE TRAILS PLAN GOALS

- 11.1.2.1.1 Complete the Animas River Trail as the north-south spine of the hard surface trail system

Short to Mid term Parks, Open Space and Trails Development Manager and Specialist

- 11.1.2.1.2 Reconstruct substandard sections of the Animas River Trail

Short to Mid term Parks, Open Space and Trails Development Manager and Specialist, Parks and Cemetery Manager

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- 11.1.2.1.3 Continue planning for separated-grade trail crossings of US Highway 550/160, Camino del Rio and North Main Avenue

Mid term Parks, Open Space and Trails Development Manager

- 11.1.2.1.4 Develop the SMART 160 Trail as the east-west hard surface trail spine through the City

Long term Parks, Open Space and Trails Development Manager

- 11.1.2.1.5 Continue working with Trails 2000 to develop and maintain the natural surface trail system in the community

On going Parks, Open Space and Trails Development Manager

11.1.2.2 CONTINUE CONNECTIVITY AND TRAIL DEVELOPMENT EFFORTS

- 11.1.2.2.1 Revise the 5 and 15 Year Capital Improvements Plan to reflect trail priorities established in the Plan

Short term Parks and Recreation Director and Parks, Open Space and Trails Development Manager

- 11.1.2.2.2 Establish and adopt trailhead design standards

Short term Parks, Open Space and Trails Development Manager

- 11.1.2.2.3 Develop safe multi-generational opportunities for the use of trails

Long term Parks, Open Space and Trails Development Manager

- 11.1.2.2.4 Continue to modify and expand on-street bike and pedestrian facilities and linkages to the off-street trail system to provide a network of core urban trails that connect people to places

On going Parks, Open Space and Trails Development Manager, Multi-Modal Coordinator

- 11.1.2.2.5 Expand the trail system as opportunities occur to new and existing developments

On going Parks and Recreation Director, Parks, Open Space and Trails Development Manager, Planning and Community Development Director

- 11.1.2.2.6 Encourage La Plata County to recognize the City's Trails Master Plan by incorporating trail connectivity and multi-modal transportation in the County Comprehensive Plan

On going Parks and Recreation Director, Parks, Open Space and Trails Development Manager, Planning and Community Development Director, Multi-Modal Coordinator

- 11.1.2.2.7 Enhance partnerships with Colorado Department of Transportation, Bureau of Land Management, the Forest Service, private landowners, La Plata County, Fort Lewis College, Tri-State, La Plata



Electric, and Trails 2000 to ensure connectivity and a regional approach to trail development

On going City Manager, Parks and Recreation Director, Parks, Open Space and Trails Development Manager, Multi-Modal Coordinator

- 11.1.2.2.8 Prioritize and secure trail easements needed for planned trails and to fill missing links on both the hard and natural surface trail system

On going Parks, Open Space and Trails Development Manager, Planning and Community Development Director

11.1.3 OPEN SPACE: PRESERVE AND CARE FOR SPECIAL PLACES

11.1.3.1 CONTINUE PROTECTION OF OPEN SPACE LAND

- 11.1.3.1.1 Consider placing open space lands having separated and viable mineral rights into conservation easements as an additional control measure over possible surface disturbance associated with potential future mineral extraction activities

Short term Parks, Open Space and Trails Development Manager

- 11.1.3.1.2 Evaluate other strategies to minimize surface disturbance associated with potential future mineral extraction activities

Short term Parks, Open Space and Trails Development Manager

- 11.1.3.1.3 Evaluate all undeveloped City-owned parcels to determine purpose of ownership and whether they should be designated as open space

Short term Parks, Open Space and Trails Development Manager

- 11.1.3.1.4 Preservation of natural lands in the Animas River Greenway, ridgeline properties, and Horse Gulch should be the City's highest priority

On going City Manager, Parks and Recreation Director, Parks, Open Space and Trails Development Manager, Planning and Community Development Director

- 11.1.3.1.5 Continue to preserve land that protects the mountain backdrop and viewsheds surrounding Durango

On going City Manager, Parks and Recreation Director, Parks, Open Space and Trails Development Manager, Planning and Community Development Director

- 11.1.3.1.6 Other preservation opportunities should be prioritized based on preservation value, threat of loss and available resources

On going City Manager, Parks and Recreation Director, Parks, Open Space and Trails Development Manager, Planning and Community Development Director

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11.1.3.2 FURTHER DEVELOP BEST MANAGEMENT PRACTICES

- 11.1.3.2.1 Develop a regional approach to better manage open space lands with Ft. Lewis College, open space conservancies, La Plata County, Bureau of Land Management, Forest Service, Colorado Division of Wildlife, Durango Fire and Rescue Authority, Bureau of Reclamation and private land owners

Short term City Manager, Parks and Recreation Director, Parks, Open Space and Trails Development Manager, Planning and Community Development Director

- 11.1.3.2.2 Continue to refine stewardship activities and establish Best Management Practices (BMPs) for the parks, trails, open space and recreation facilities

Short Term Parks and Recreation Director, Parks and Cemetery Manager, Recreation Manager, Parks, Open Space and Trails Development Manager

- 11.1.3.2.3 Establish and implement a healthy forest management plan

Mid term Parks and Cemetery Manager, Parks, Open Space and Trails Development Manager

- 11.1.3.2.4 Continue to enhance volunteer opportunities within the open space system

On going Parks and Recreation Director, Parks, Open Space and Trails Development Manager, Parks and Cemetery Manager

- 11.1.3.2.5 Management practices should include addressing potential human impacts to wildlife in open space and appropriate education on living with wildlife

On going Parks and Recreation Director, Parks, Open Space and Trails Development Manager, Parks and Cemetery Manager

11.1.4 PARKS: PROVIDE QUALITY AREAS FOR COMMUNITY GATHERINGS AND ACTIVITIES

11.1.4.1 IMPROVE PARK AMENITIES

- 11.1.4.1.1 Complete improvements to enhance access to the off leash area

Short term Parks and Cemetery Manager, Parks, Open Space and Trails Development Manager and Specialist

- 11.1.4.1.2 Integrate animal resistant trash containers and recycling in the park system

Short term Parks and Cemetery Manager, Sustainable Services Coordinator



- 11.1.4.1.3 Upgrade river put-ins and stabilize river banks
Short term Parks and Cemetery Manager, Parks, Open Space and Trails Development Manager and Specialist
- 11.1.4.1.4 Address design issues at parks that impede efficient maintenance in a phased approach as outlined in the Maintenance Management Plan
On going Parks and Cemetery Manager, Parks, Open Space and Trails Specialist, City Engineer
- 11.1.4.1.5 Evaluate adding amenities to existing parks and develop new parks with a variety of amenities such as playgrounds, ball fields and picnic shelters, in one location
On going Parks and Cemetery Manager, Parks, Open Space and Trails Development Manager and Specialist

11.1.4.2 ENSURE EXCELLENT PARK MAINTENANCE PRACTICES

- 11.1.4.2.1 Develop Best Management Practices to reduce the use of pesticides and herbicides
Short term Parks and Cemetery Manager, City Engineer
- 11.1.4.2.2 Develop a long term capital repair and replacement schedule for parks and park amenities through tracking assets, their condition, and their lifecycle
Short term Parks and Cemetery Manager
- 11.1.4.2.3 Develop a future staffing plan to correlate with a growing number of parks and facilities
Short term Parks and Recreation Director, Parks and Cemetery Manager
- 11.1.4.2.4 Develop an Animas River Management Plan to address the impact of high recreational use of the river in collaboration with La Plata County
Short term Parks and Recreation Director, Parks, Open Space and Trails Development Manager
- 11.1.4.2.5 Include a maintenance practice educational section on the Web site in order to inform residents of the Department's commitment to sustainable park maintenance practices
Mid term Parks and Cemetery Manager
- 11.1.4.2.6 Develop an urban forest management plan
Mid term Parks and Cemetery Manager

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- 11.1.4.2.7 Evaluate and update policies for naming park facilities and gift giving, such as memorial benches and trees
Mid term Parks and Recreation Director, Parks, Open Space and trails Development Manager, Parks and Cemetery Manager
- 11.1.4.2.8 Continue to enhance volunteer opportunities within the parks system
On going Parks and Cemetery Manager
- 11.1.4.2.9 Develop a priority maintenance list and expand the use of maintenance standards, including items such as mowing height and frequency, litter control, and graffiti removal
On going Parks and Cemetery Manager
- 11.1.4.2.10 Develop chemical free parks through an “Adopt a Park” program with volunteers taking responsibility for manual caretaking of weeds
On going Parks and Cemetery Manager
- 11.1.4.2.11 Utilize Best Management Practices to improve natural areas and increase biodiversity by including native landscaping, rain gardens, and bio swales when developing parks and facilities
On going Parks and Cemetery Manager, Parks, Open Space and Trails Development Manager and Specialist, City Engineer

11.1.4.3 CONTINUE TO ACQUIRE AND IMPROVE PARK LAND

- 11.1.4.3.1 Acquire additional parkland according to the standards by 2019 (5 acres mini parks, 20 acres neighborhood parks, 64 acres community parks and 21 acres linear parks)
On-going Parks and Recreation Director, Parks, Open Space and Trails Development Manager
- 11.1.4.3.2 Update parks and facilities to address changing needs of the community
On-going Parks and Recreation Director, Parks, Open Space and Trails Development Manager, Parks and Cemetery Manager
- 11.1.4.3.3 In consideration of overall priorities for park projects, remain flexible and allow for opportunities and adjustments based on changing conditions
On going Parks and Recreation Director



11.1.5 RECREATION: PROVIDE QUALITY AND DIVERSE RECREATION PROGRAMS

11.1.5.1 BUILD ON PROGRAM QUALITY

- 11.1.5.1.1 Use recreation standards to ensure consistency in program offerings

Short term Recreation Manager

- 11.1.5.1.2 Complete a needs assessment survey within five to seven years

Mid term Recreation Manager

- 11.1.5.1.3 Formalize customer feedback to measure overall satisfaction, repurchase intent, and referral rates through all program evaluations and surveys

Mid term Recreation Manager

- 11.1.5.1.4 Complete an access review process every two years to solicit customer feedback regarding attitudes and satisfaction levels toward registration system, telephone access, Web site ease of use, program guide layout and distribution, and staff quality of service

On going Recreation Manager

- 11.1.5.1.5 Complete a program lifecycle and age segment review every two years to ensure an appropriate percentage of programs are in the introduction, take off, and growth stages of the lifecycle and to be consistent with the demographics of the City

On going Recreation Manager

- 11.1.5.1.6 Develop a systematic process to measure customer satisfaction including program evaluations, focus groups, transactional surveys, mystery shopping, and customer defect research

On going Recreation Manager

11.1.5.2 OFFER PROGRAMS ACCORDING TO CUSTOMER NEEDS OR DESIRES

- 11.1.5.2.1 Identify alternative program spaces to assist with current demand of programs

Short term Recreation Manager

- 11.1.5.2.2 Expand upon the City employee wellness program

Short term Recreation Manager

- 11.1.5.2.3 Promote employee wellness programs to other organizations in the community

Short term Recreation Manager

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- 11.1.5.2.4 Expand scholarship availability and ensure access to programs for all, including those lacking the ability to pay

Short term Recreation Manager

- 11.1.5.2.5 Expand program offerings for people with disabilities

Short term Recreation Manager

- 11.1.5.2.6 Develop an overall Departmental marketing plan with strategies and timelines

Mid term Recreation Manager

- 11.1.5.2.7 Increase household participation in recreation programming to 50% or more through identification of potential customer barriers to participation

Mid term Recreation Manager

- 11.1.5.2.8 Expand active adult and senior programming to coincide with aging population trends in Durango

Mid term Recreation Manager

- 11.1.5.2.9 Expand high priority programs, as listed on the Needs Assessment, including adult fitness and wellness, before and after school programs, youth/teen sports programs, preschool programs, special events, youth learn to swim, youth/teen fitness and wellness, and nature and wildlife interpretive programs

On going Recreation Manager

- 11.1.5.2.10 Collaborate with other community groups and promote partnerships to enhance recreation program offerings

On going Recreation Manager

11.1.5.3 DEVELOP BRAND AND IMAGE FOR CORE PROGRAMS

- 11.1.5.3.1 Develop a process to strengthen partnerships including an annual review of existing partnerships and identification of new partners, including a process to identify the level of partner satisfaction toward working with the Department

Mid term Recreation Manager

- 11.1.5.3.2 Develop customer requirements and brand and image for core program areas

Long term Recreation Manager

- 11.1.5.3.3 Dedicate staff resources toward acquiring alternative revenues such as grants, corporate support, and more use of volunteers and interns

On going Recreation Manager



11.1.6 FACILITIES: PROVIDE QUALITY FACILITIES FOR RECREATION ACTIVITIES

11.1.6.1 DEVELOP FACILITIES ACCORDING TO COMMUNITY NEEDS

- 11.1.6.1.1 Develop a business plan for the Recreation Center to determine the feasibility of adding space to accommodate fitness needs, family locker room expansion, maintenance and storage space, youth area upgrades and service desk improvements

Short term Parks and Recreation Director, Recreation Manager, Finance Director

- 11.1.6.1.2 Develop a plan to renovate or relocate the gymnastics program from the Mason Center

Short term Parks and Recreation Director, Recreation Manager, General Services Director

- 11.1.6.1.3 Refurbish Chapman Hill, including increased parking capability, re-grading the bottom of the ski hill, repair/replace maintenance storage building, and upgrade rope tow ski lift; embrace bicycling activities such as a natural-surface trail system trailhead, jump park, and other activities to increase summertime utilization of facility

Mid term Parks and Cemetery Manager, Parks, Open Space and Trails Specialist, Parks and Recreation Director, Planning and Community Development Director, City Engineer

- 11.1.6.1.4 Renovate or replace maintenance shop and offices at Greenmount Cemetery

Mid term Parks and Cemetery Manager, Planning and Community Development Director

- 11.1.6.1.5 Develop a long term capital maintenance schedule for ongoing replacement of items such as roofing, parking lot repaving, heating and air conditioning systems, etc.

Mid term Parks and Cemetery Manager, Recreation Manager

11.1.6.2 DEVELOP SPACE AND FACILITIES ACCORDING TO STANDARDS

- 11.1.6.2.1 Research the feasibility of adding a climbing facility at an indoor location, including a return on investment analysis to determine its projected financial performance and determination of resident interest

Mid term Recreation Manager

- 11.1.6.2.2 Develop best practices in energy efficiency of recreational buildings by conducting an audit of existing facilities and implementing energy efficiency improvements

Mid term Parks and Cemetery Manager, Recreation Manager

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- 11.1.6.2.3 Develop standard design and specifications for amenities, such as fencing, water fountains, and trash receptacles to reduce design costs and develop consistency among parks

Mid term Parks and Cemetery Manager, Parks, Open Space and Trails Development Manager and Specialist

- 11.1.6.2.4 Research the opportunity of developing a year round ice rink facility

Long term Parks and Recreation Director

- 11.1.6.2.5 Develop additional amenities according to the standards by 2019 (2 picnic shelters, two 200 ft. baseball fields, three 300 ft. baseball fields, 3 adult softball fields, 2 youth softball fields, 4 regulation sized soccer fields, one youth soccer field, 6 multi-purpose fields, one outdoor basketball court, 3 tennis courts, one outdoor aquatics facility)

On-going Parks and Recreation Director, Recreation Manager, Parks and Cemetery Manager, Parks, Open Space and Trails Development Manager, Planning and Community Development Director

11.2 IMPLEMENTATION GUIDELINES

In order to successfully deploy the Parks, Open Space, Trails and Recreation Master Plan, the following steps should occur:

- All employees should receive a copy of the plan or electronic access to the Plan.
- Regular reporting of the Plan's progress should be completed. Break the Plan into separate fiscal years and report one year at a time. At the beginning of each year, assign a staff member or a staff team to be responsible for regularly updating each initiative. Each initiative for the year should include a list of tactics that support the goal's completion. It is the project leader's responsibility to report on his/her goal, included in a monthly or quarterly report. A suggestion is to input each year's data on a spreadsheet that lists the Themes, Objectives and Initiatives, start date and completion date, and which staff person is responsible for the Initiative's completion.
- At the end of the year, each Initiative should have an annual update.
- Update major stakeholders on the Plan's implementation and results on an annual basis.
- Have staff meetings on a quarterly or semi-annual basis to review the Plan's progress and results.
- Report the Plan's progress to the Advisory Boards on a quarterly basis.
- The performance appraisal process should reflect the completion of the Master Plan goals as an evaluation criterion.
- Track the measurement system on a quarterly basis. Some of the measures will be calculated annually. Provide an annual narrative about the results. Review the

inventory of measures on an annual basis and make adjustments as necessary to ensure the measures continuously add value to the decision making.

- After completion of the first year of the Master Plan, targets should be initiated for the measurement system.
- There should be an annual just-in-time review of the next year's Initiatives to determine if priorities have changed. This can be included at an annual retreat in which successive years' Initiatives are discussed as part of the annual budget process. Initiatives should tie into the budget process.
- It is good practice to have visual evidence of the progress being made in the strategic initiatives. Post a chart of each year's initiatives on office walls in administrative areas with a check-off column, designating completion.
- For good government transparency, the Plan should be posted on the Website and regular discussions at board meetings.
- After each year of the Plan, the staff and board should review the Plan process and re-tool any parts of the process that need improvement.
- Throughout the year, the staff should develop a "parking lot" for new ideas and priorities that are generated and need to be incorporated in successive years. This is simply an organized way of maintaining a list of future ideas.

Parks, Open Space, Trails and Recreation Master Plan

CHAPTER TWELVE - CONCLUSION

It is within the spirit of the Parks, Open Space, Trails and Recreation Plan that the elements contained within the mission and vision are deployed throughout the 10 year period of the Plan. While the recommendations include approximately 83 initiatives to be completed in the next ten years, several major focus areas were identified including:

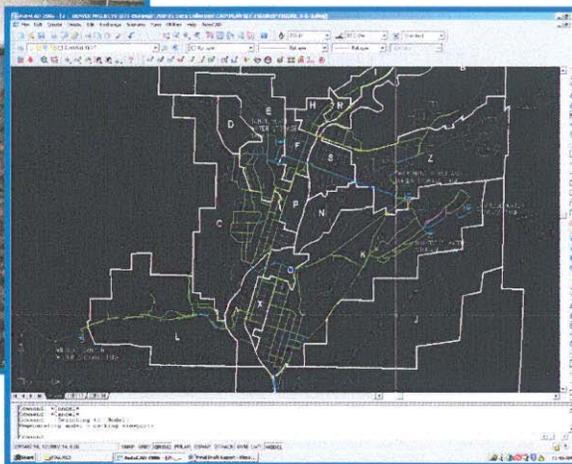
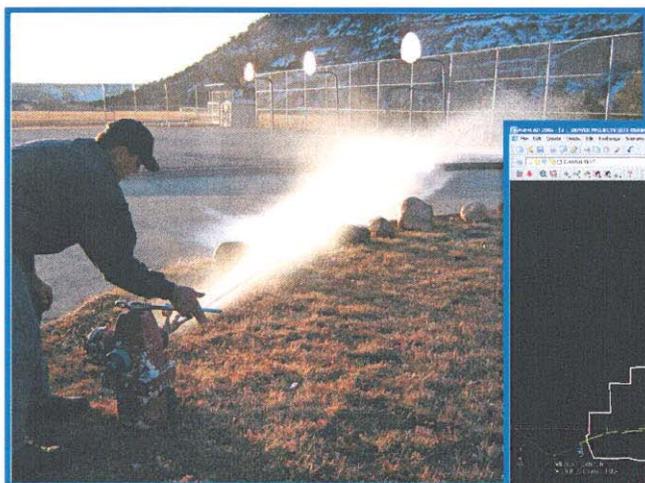
- Sustainable Practices
- Meeting Program Demand
- Increasing Park Maintenance Staffing to Correlate with Continued Facility and Park Growth
- Continued Trail Development
- Continued Emphasis on the Protection and Acquisition of Open Space
- Park and Facility Development and Financial Sustainability

The Durango Parks and Recreation Department contributes to healthy lifestyles, community development and the conservation of natural lands. The staff of Durango Parks and Recreation strives for excellence to make a difference in the community with important quality of life services and work diligently in making the Department's mission and vision come to life. The Plan's intent is to continue this legacy and to build greater strength in the service delivery system as a result of having engaged the public in the development of the Plan and reviewing all elements of the operation, based on best in class practices. This also ensures alignment among future actions, resource allocation, and resident need. The Plan positions the Department for an exciting future and provides opportunities for resident engagement in future endeavors and participation in successful programs, activities, and recreation opportunities

APPENDIX I – UTILITIES REPORT: 2007



City of Durango Comprehensive Plan Update Utilities Report January 2007



City of Durango

Client Representative Jack Rogers

Boyle Engineering Corporation

Project Manager Tom Roode



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Section 1 - Introduction

The City of Durango is updating its Comprehensive Plan. Boyle Engineering has been retained by the City to assist in evaluating the water and wastewater systems. The purpose of this report is to identify the needed infrastructure to serve the future needs for the City. This section provides basic information regarding historical population, water demands and the water and wastewater utility elements of the City systems.

1.1 Population Growth

1.1.1 Service Area

The City of Durango currently provides water service to the areas shown on Figure 1.1.1. The future service area is also shown on Figure 1.1.1.

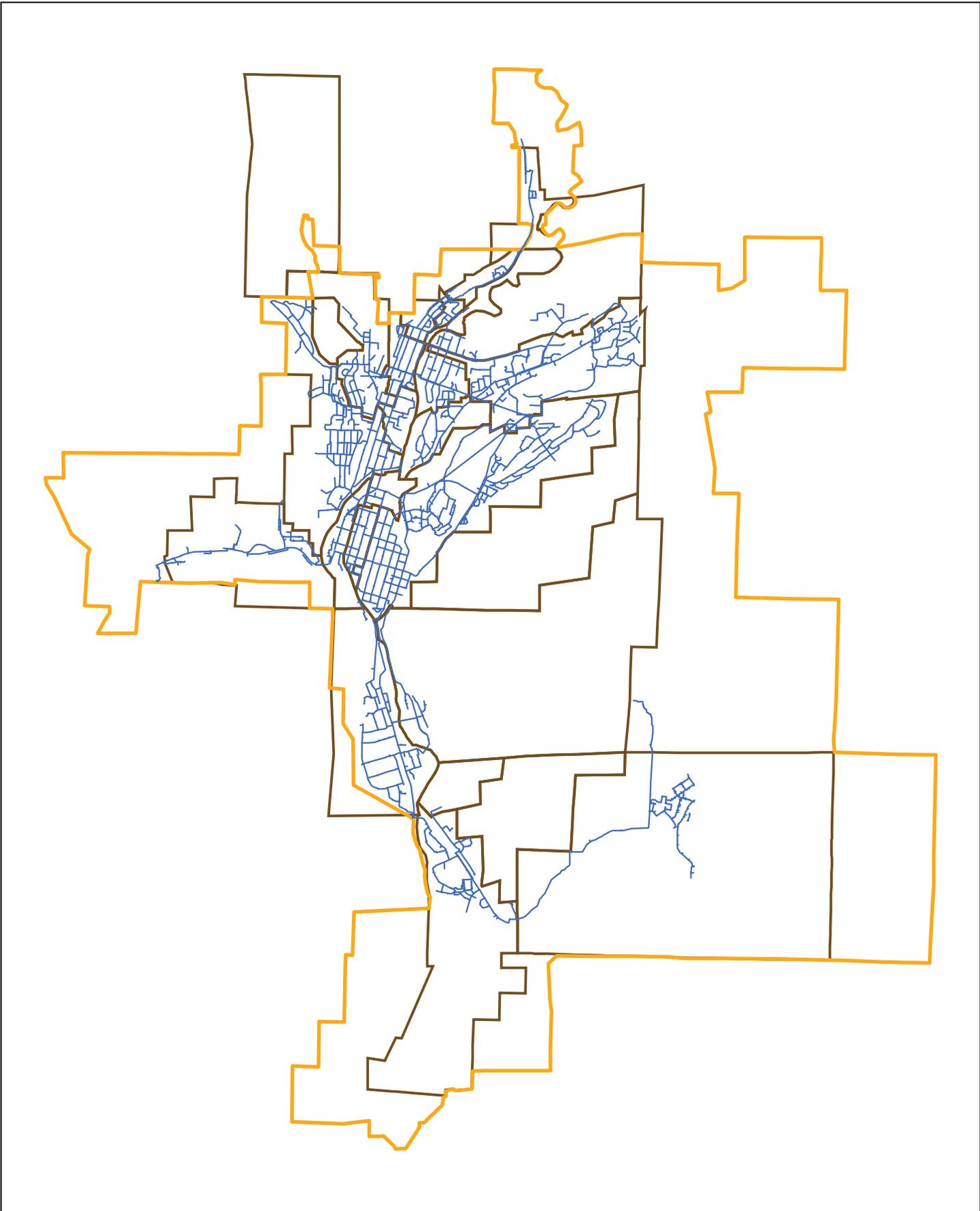
1.1.2 Past Population

The past population within the City limits of Durango and La Plata County based on US Census Bureau data is shown in Table 1.1.2.

Table 1.1.2 – Historical Population Trends

Year	Durango	LaPlata County
1960	10,530	19,225
1970	10,333	19,199
1980	11,649	27,424
1990	12,430	32,284
1995	13,722	38,224
2000	13,922	43,941
2005*	15,501	47,452

*Estimated by US Census Bureau



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City of Durango Water Distribution System

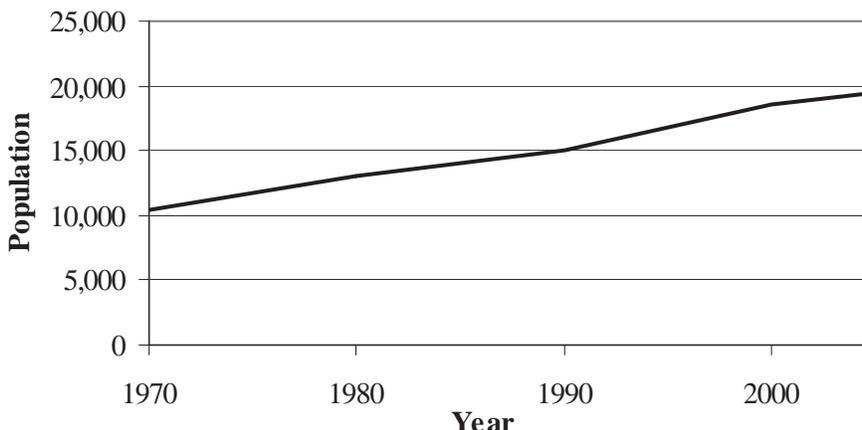
-  Existing Water Piping
-  Future Service Area
-  Existing Service Area



FIGURE

1.1.1

Figure 1.1.2 - Service Area Population



1.1.3 Projected Population Growth

Boyle Engineering evaluated three options for growth in the Durango water planning area. These options are as follows:

Table 1.1.3 – Future Growth Scenarios

Growth Scenario	Build-Out Population
1997 Plan Plus	44,883
Growth Centers	49,279
Compact Growth	39,181

1.2 Water Demands

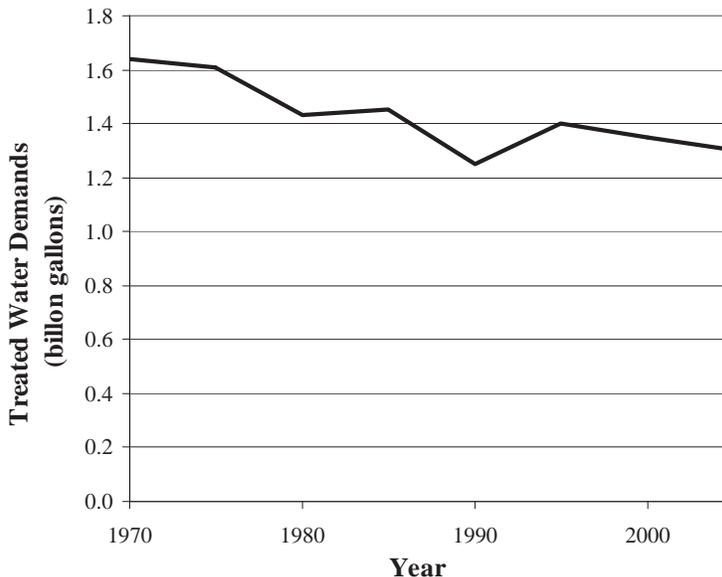
1.2.1 Past Water Demands

The City has experienced the following historical water demands from its water treatment facility.

Table 1.2.1 - Historical Treated Water Demands

Year	Average Demand (MGD)	Max Day Demand (MGD)	Annual Usage (BG)
1970	4.5	10.1	1.64
1975	4.3	8.9	1.61
1980	3.9	8.4	1.43
1985	2.7	7.1	1.45
1990	3.4	8.9	1.25
1995	3.8	10.0	1.40
2000	3.7	9.7	1.35
2005	3.6	8.8	1.30

Figure 1.2.1 - Historical Treated Water Demands



1.2.2 Future Water Demands

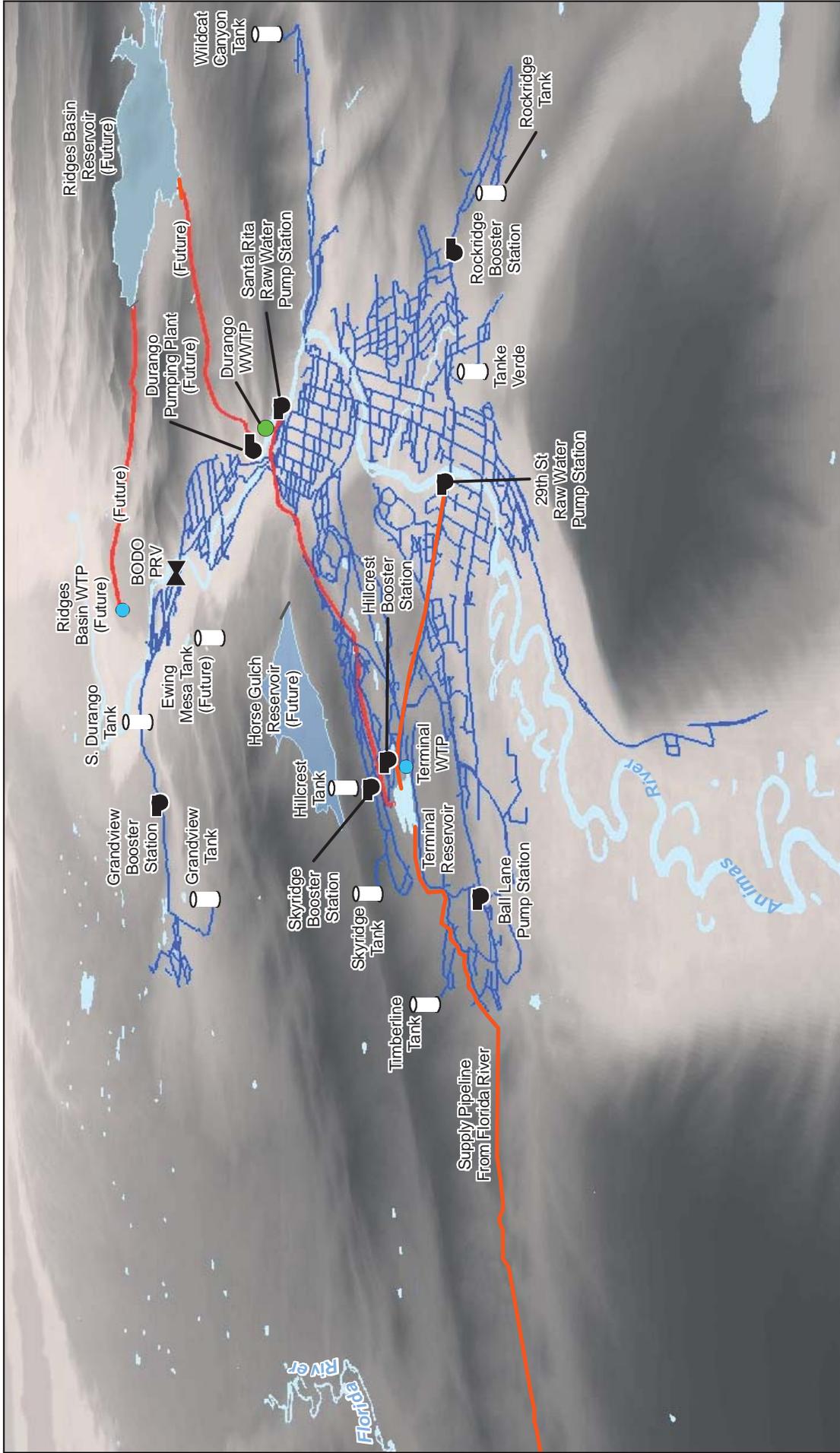
Three future growth scenarios were evaluated for the City’s Comprehensive Planning effort. During planning efforts the City and its consultants assigned land use classification within areas of the City’s service area. Water usage for each type of land use assigned and is detailed in Section 3 – Water Distribution System. The three growth scenarios are generally described as follows:

Table 1.2.2 - Projected Treated Water Demands

Growth Scenario	Treated Water Maximum Daily Demand (MGD)	Ratio Max Day to Average Day	Treated Water Average Daily Demand (MGD)	Build-Out Population	Per Capita Water Usage (gpcd)
1997 Plan Plus	26.5	2.6	10.2	44,883	226
Growth Centers	30.0	2.6	11.5	49,279	233
Compact Growth	21.8	2.6	8.4	39,181	213

1.3 Utility Elements

The major elements of the water and wastewater systems have been evaluated. These include raw water supply, water treatment, water distribution, wastewater collection and wastewater treatment. The criteria for evaluation, level of service (LOS) requirements, analysis for each element and recommended capital improvement plans are discussed. Figure 1.3.1 includes a schematic view of major elements of the City’s existing and planned water and wastewater systems.



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City of Durango Water Systems

FIGURE
 1.3.1

- Water Tank
- Water Treatment Plant (WTP)
- Pump
- Pressure Release Valve (PRV)
- Waste Water Treatment Plant (WWTP)
- Existing Water Distribution Piping
- Raw Water Treatment Plant (WWTP)
- Raw Water Piping

* Note - This plan is Exhibit 1 and the application of this plan and its contents shall be limited to only those areas identified in Exhibit 2

Section 2 - Raw Water Supply

The City has completed several studies over the last twenty-five years to evaluate methods for obtaining future raw water supplies. The most recent work, Water Supply Alternatives Investigation and Preliminary Engineering Study, by Boyle Engineering was completed in 2003. This study evaluated alternatives for securing a total water supply to serve a population of 40,000 or equivalent to a total treated maximum daily demand of 22 MGD. The work of this study has been utilized to evaluate the impacts for the future growth scenarios.

Seven alternatives were originally evaluated ranging from participation in the Animas La Plata (ALP) Project to construction of facilities completely independent from the ALP Project. Early in the study it was identified that alternatives that included participation in the ALP project were far better economically than alternatives that did not involve participation in ALP. At this time the construction had begun on the ALP project and the remaining focus of the study was directed at the ALP alternatives. At the completion of the study one alternative was recommended and the City began implementation of this alternative. This section summarizes the key elements of the City's existing raw water supply system and the status of the implementation of the City's raw water supply program.

2.1 Existing System Description

The City's raw water supply system relies on water from two sources: the Florida River and the Animas River. Currently, raw water is obtained preferentially from the Florida River, representing a supply of about 8.7 CFS. Water from the Florida River is conveyed by pipeline to Terminal Reservoir. Water needs in excess of this amount are obtained from the Animas River. Water from the Animas River is diverted at the 10 MGD (expandable to 15 MGD) Santa Rita pump station. The Santa Rita pump station pumps raw water from the Animas River to Terminal Reservoir through a 30-inch diameter pipeline.

Water rights are available to the City to fully satisfy demands for the highest growth scenario population of 49,279. However, during periods of extreme drought there is potential that downstream bypass obligations prevent the City from diverting the needed water supply and additional storage is needed.

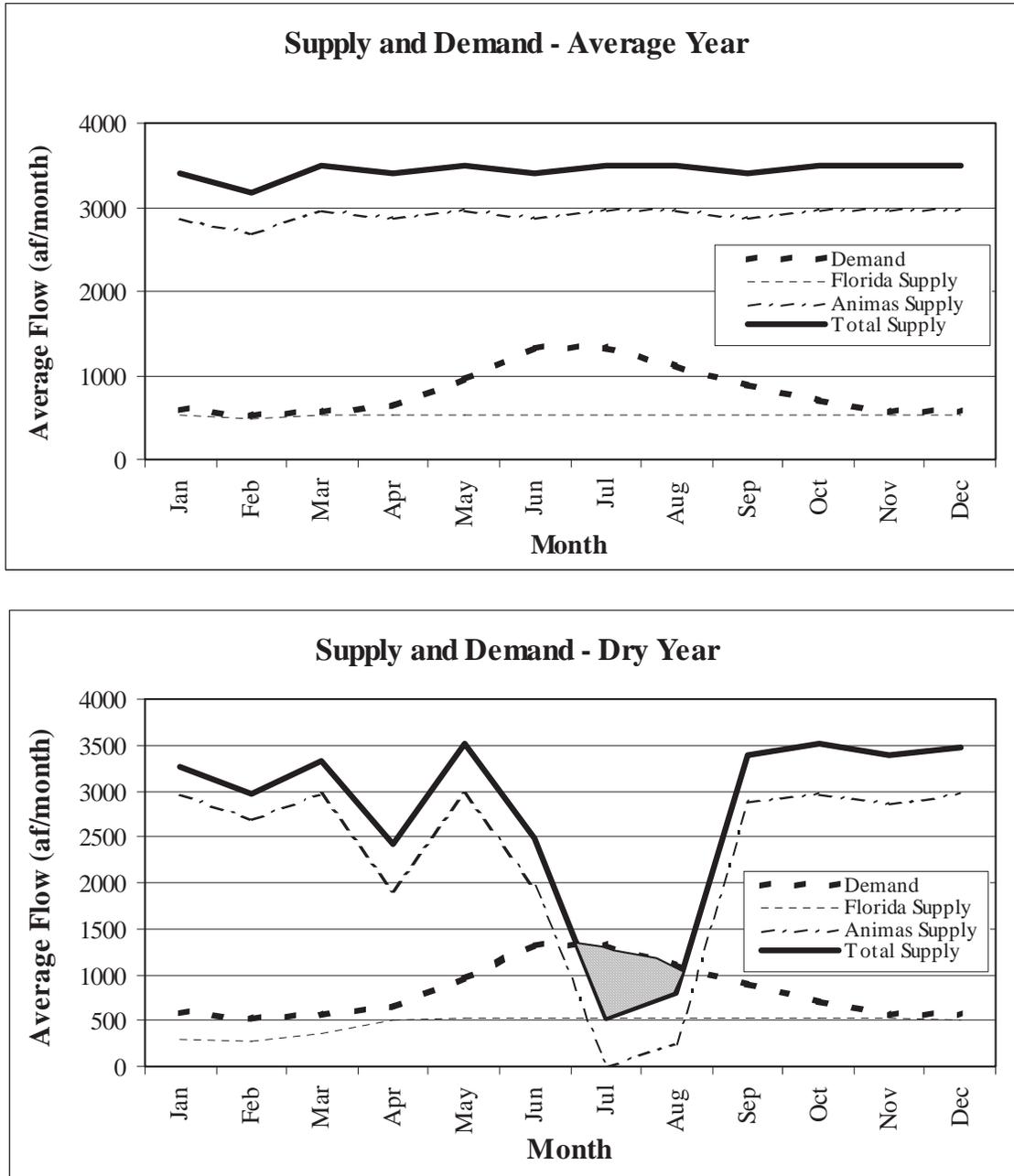
Terminal Reservoir is a raw water storage reservoir having a nominal capacity of about 232 acre-feet (75.6 million gallons). The reservoir is situated at an elevation of about 6,950 feet.

Terminal Reservoir provides water to the City's 14 MGD water treatment plant, situated adjacent to the reservoir. Treated water flows by gravity into the City's primary treated storage facility.

2.2 Future Needs and LOS

The previous work identified a need for additional water supplies from the Animas River and more raw water storage. Figure 2.2.1 shows a plot of the available supplies from the Florida River and Animas Rivers along with the City's demands for a future population of 40,000 for both average years and during the driest years on record.

Figure 2.2.1 - Water Availability



In most average years there is sufficient water in the two rivers to meet the City’s needs without additional storage. However, in drought years similar to 2002, there are times when there is not sufficient water available in the two rivers to meet the City’s needs. For the purpose of this analysis it has been assumed that the desired LOS is for the City to have sufficient raw water supply to meet projected peak demands at all times. Based on the 2003 study the City purchased an option to obtain 3,800 AF of supply (equivalent to 1,900 AF of depletions) to provide water supply for a population up to 40,000. Since some of the growth scenarios project populations greater than 40,000 the City will need to acquire additional storage under these scenarios. Based on driest years on record the City will need the following additional water supply and storage from the Animas River in a similar dry year.

Table 2.2.1 - Additional Raw Water Supply Required

Growth Scenario	Current City Option		Additional Supply Needed	
	ALP Depletions (AF)	ALP Supply to be Purchased (AF)	ALP Depletions* (AF)	ALP Supply to be Purchased* (AF)
1997 Plan Plus	1,900	3,800	650	1,300
Growth Centers	1,900	3,800	1,200	2,400
Compact Growth	1,900	3,800	0	0

* If additional ALP Participation cannot be purchased, this supply will need to come from other sources, such as a new Horse Gulch Reservoir.

2.3 Planned Improvements

The most cost effective way to deliver raw water to the City’s existing and future water treatment plants includes participation in the ALP project. Based on the 2003 study, the City has entered a contract to purchase 1,900 acre-feet of depletions (equivalent to 3,800 acre-feet of supply). The City has an option to purchase this water when it becomes available, which is currently projected for 2012. Additional water taken from the Animas River will be delivered using the Santa Rita pump station.

The ALP project will consist of a diversion structure and the Durango pump station on the Animas River, just downstream of the City’s Santa Rita pump station. The Durango pump station will pump water to the new Ridges Basin Reservoir. The reservoir will include an outlet pipe in the dam that will discharge water into one of the local drainage basins allowing flow back into the Animas River.

By participating in the ALP Project, the City can obtain water from one of two methods. The Durango pump station is being constructed with a discharge pipe connection that the City can connect to its existing 30-inch pipeline leading to Terminal Reservoir. Under most conditions, the City can utilize one of the pumps in the station to pump water directly to Terminal Reservoir at approximately 14 cubic feet per second. This is anticipated to be the preferred mode of

operation, because the power cost of this pumping (due to connection to the Western Area Power Administration system) is projected to be significantly less than the local power provider supplying the Santa Rita pump station.

The City can also obtain water from the Ridges Basin Reservoir. The best utilization of this water involves constructing a new water treatment plant downstream of Ridges Basin reservoir and constructing a 24-inch pipeline from the reservoir outlet to the treatment plant.

Both existing and potential future components of the raw water supply system are shown in Figure 1.3.1. Capital costs for the needed improvements along with the anticipated date needed for completion are listed in Table 2.3.1

The City only has firm commitments for 3,800 AF of supply from the ALP Project. Additional supply would have to be obtained from other participants of the ALP Project, if they are willing to sell them. If additional ALP supply is not available, the City will have to proceed with their own reservoir supply project, such as the Horse Gulch alternatives identified in previous studies. For the purposes of this report, the cost of Alternative 7 in the 2003 report has been adjusted for 2006 costs and is used for estimating the additional supply costs outside of the ALP Project. However, additional study should be completed in the future to determine if that is the best source of water.

Table 2.3.1 – Raw Water Supply Capital Improvements

Item	Capital Cost (2006)¹	Anticipated Completion Date		
Durango Pump Station Modifications	-	Paid in 2005		
Piping from Durango Pump Station to existing pipeline (Approximately 2,000 feet of 24” pipeline)	\$286,000	2012		
Pipeline from Ridges Basin Reservoir to new water treatment plant (approximately 7,600 feet of 24” pipeline)	\$1,100,000	2013		
ALP Participation – Current Commitment by the City 1,900 acre-feet of Depletions/3,800 acre-feet of supply ²	\$7,300,000	2012		
Future ALP Participation				
Plan	Depletions (AF)	Supply (AF)	Capital Cost (2006)¹	Anticipated Completion Date
Plan Plus Growth Scenario	650	1,300	\$4,700,000	After 2030
Growth Centers Growth Scenario	1200	2,400	\$8,600,000	After 2030
Compact Growth Scenario	0	0	\$0	After 2030

Notes:

1. Capital Costs include engineering, administration, land acquisition and a 25% contingency.
2. ALP participation funding has been placed in escrow for payment upon completion.

Section 3 - Water Treatment

3.1 Existing System Description

The City of Durango operates a conventional water treatment facility located at Terminal Reservoir. The existing facility was upgraded in 2006 to a design flow of 14 MGD. A summary of the physical characteristics of the Terminal WTP is included as Table 3.1.1.

Table 3.1.1 - Existing WTP Components

Component	Description	Size
Terminal Reservoir	Volume	75.6 million gallons
	Maximum Water Depth	22 feet
Rapid Mix	Volume – Train 1	1,565 gallons
	Volume – Train 2	11,474 gallons
Flocculation Basins	Volume – Train 1, 1 st stage	31,977 gallons
	Volume – Train 1, 2 nd stage	31,977 gallons
	Volume – Train 2, 1 st stage	68,845 gallons
	Volume – Train 2, 2 nd stage	68,845 gallons
	Volume – Train 2, 3 rd stage	68,845 gallons
Sedimentation Basins	Volume – Train 1	298,450 gallons
	Volume – Train 2	261,800 gallons
Filters	Surface Area (Filters 1 – 4)	497 square feet/filter
	Surface Area (Filters 5 – 8)	316 square feet/filter
Clearwell	Volume	300,000 gallons
Storage Tank	Volume	7.2 million gallons

3.2 Planned Improvements

Future required production rates could be met through expansion of the existing water treatment plant, construction of a new water treatment plant, or a combination of new and expanded facilities. Table 3.2.1 lists the estimated raw water flow and finished water production rates based on various future growth scenarios.

Table 3.2.1 - Future Raw Water Supply and Finished Water Production Rates

	1997 Plan Plus Scenario		Growth Centers Scenario		Compact Growth Scenario	
	Plant Influent (MGD)	Finished Water (MGD)	Plant Influent (MGD)	Finished Water (MGD)	Plant Influent (MGD)	Finished Water (MGD)
Terminal	15.4	14.0	15.4	14.0	15.4	14.0
Ridges Basin	13.7	12.5	17.6	16.0	8.6	7.8
Totals	29.2	26.5	33.0	30.0	24.0	21.8

Production to sustain future growth would be phased with development in the service area. A new treatment facility downstream of Ridges Basin Reservoir could be either conventional or membrane treatment. With pretreatment unit processes and post treatment chemical addition, the conceptual level capital costs for a new treatment facility are estimated at around \$2.0M per MGD of raw water treated.

Table 3.2.2 – Water Treatment Facility Capital Costs

Facility	1997 Plan Plus Scenario		Growth Centers Scenario		Compact Growth Scenario	
	Plant Influent (MGD)	Cost	Plant Influent (MGD)	Cost	Plant Influent (MGD)	Cost
Ridges Basin	13.7	\$27.5 M	17.6	\$35.2 M	8.6	\$17.2 M

3.3 Treatment Plant Operations

Because the City’s water demands vary significantly on a seasonal basis, it is envisioned that this new plant will serve as a peaking plant to meet demands above the capacity (14 MGD) of the Terminal treatment plant. During low flow periods, operation of the new plant may not be required, especially immediately after construction of the new plant. The City will likely complete the construction of this plant in phases to match growing demands as close as possible.

The new treatment plant will receive its water supply from Ridges Basin Reservoir from a pipeline connecting to the dam outlet. Plant influent will be controlled through this pipeline to produce the required output. A storage tank is required at the plant site to balance the flow into the distribution system. The cost for this storage tank is included in the Water Distribution System section.

Section 4 - Water Distribution System

4.1 Existing System Description

The City’s water distribution system originates at a 7.2 million gallon water storage tank located at the existing water treatment plant site. The storage tank is supplied from the treatment plant’s 300,000-gallon clear well. A relatively constant level is maintained in the storage tank to provide a consistent water supply to the distribution system. Four (4) pipelines, with diameters of 16 to 24 inches, carry water from the treatment plant tank to highly developed areas of the distribution system. The majority of the distribution system contains pipes with diameters ranging from 4- to 14-inches. The initial portions of the distribution system were constructed in the early 1900’s in downtown Durango, with additions being made as the town grew. A large majority of the piping in the distribution system is cast iron or ductile iron pipe. System storage is based on the operation and maintenance of 9 tanks with a storage capacity of 16.1 million gallons. The storage tank specifics are listed below. As highlighted in the table, five (5) booster pump stations operate within the system to move water to higher elevations. Figure 4.1.1 shows the existing distribution system.

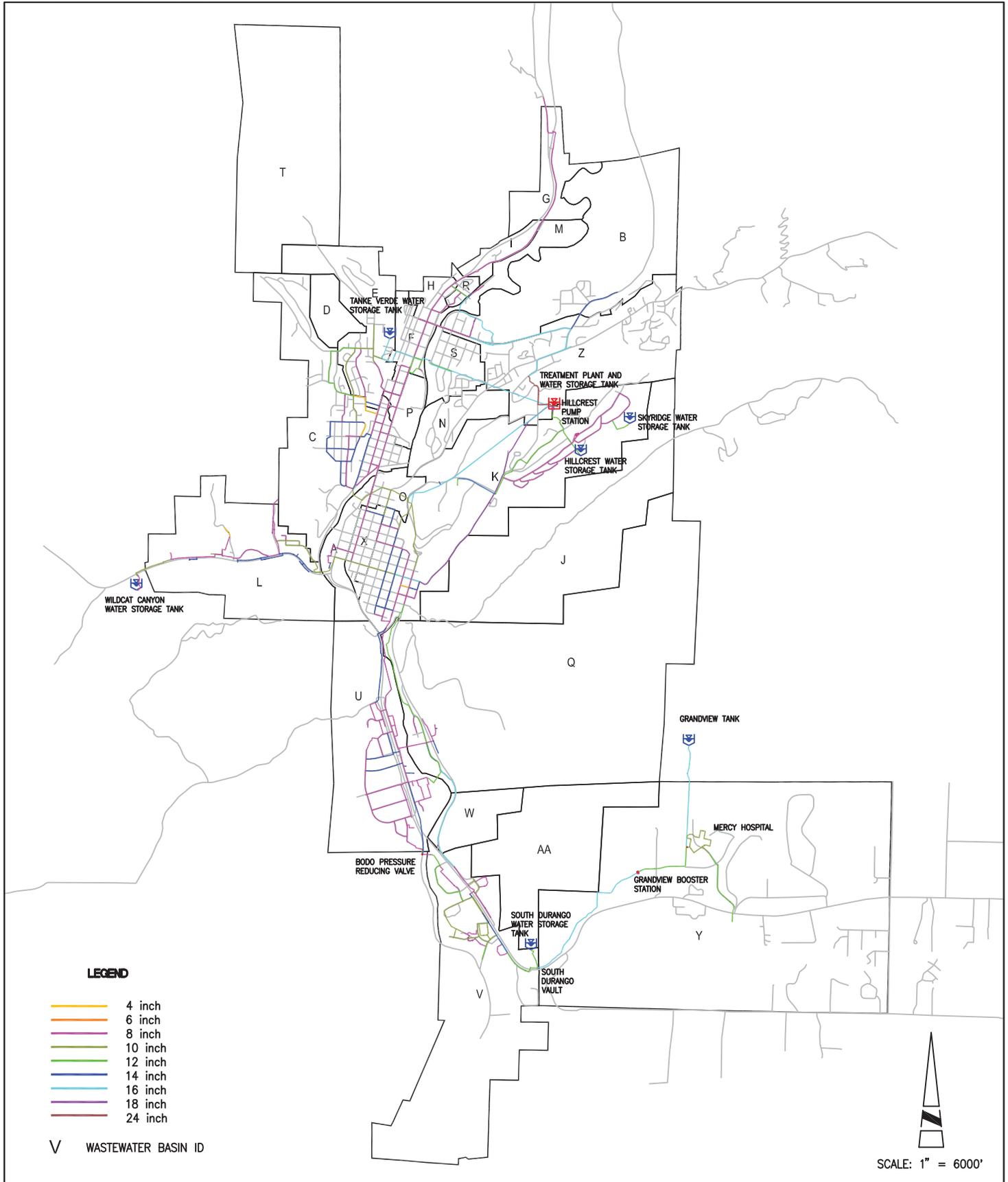
Table 4.1.1 – Storage Tank Details

Tank	Storage Capacity	Location	Approximate Overflow Elevation
WTP	7.2	City’s Treatment Plant Site	6,911
Tanke Verde	3.0	North of Carol and East of W 3 rd Ave.	6,870
Wildcat Canyon	0.4	Wildcat Canyon / Hwy 160	6,855
South Durango	0.4	North of the Hwy 160 / Hwy 550 Jct.	6,770
Grandview*	4.0	North of High Llama Lane	7,136
Timberline*	0.1	Southeast of Whispering Pines Circle	7,120
Skyridge*	0.1	Southeast of Kennebec Drive	7,191
Hillcrest*	0.4	Southeast of Ophir Drive	7,105
Rockridge*	0.2	Northeast of Perins Vista Drive	7,111

* Note: Signifies tanks supplied utilizing a booster pump station.

* Note - This plan is Exhibit 1 and the application of this plan and its contents shall be limited to only those areas identified in Exhibit 2

DWG: Z:_DENVER PROJECTS\D71-Durango\200\01 Data Collection\CAD\PLAN SET\FIGURES\FINAL RPT PLOTS\FIGURE 4.1.1.dwg USER: ghambuch
 DATE: Jan 22, 2007 9:39am XREFS: STREET-NAME WW-BASIN Skeletonized Model IMAGES:



4.1.1

FIGURE

CITY OF DURANGO COMPREHENSIVE PLAN UPDATE
 EXISTING WATER DISTRIBUTION SYSTEM
 SKELETONIZED MODEL

BEC
 PROJECT NO.
 DN-D71-200-01

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4.2 Future Growth Scenarios

Three future growth scenarios were evaluated for the City’s Comprehensive Planning effort. The alternative growth scenarios are:

- 1997 Plan Plus (26.5 MGD, Max Daily Demand)
- Growth Centers (30.0 MGD, Max Daily Demand)
- Compact Growth (21.8 MGD, Max Daily Demand)

4.3 Water Demands

Table 4.3.1 shows demand allocation and lists maximum daily demand for the existing system and the three future growth scenarios. Diurnal curves were created based on peaking factor information provided by the City.

Table 4.3.1 – Demand Allocation

Basin	Existing Demands (MGD)	1997 Plan Plus Scenario (MGD)	Growth Centers Scenario (MGD)	Compact Growth Scenario (MGD)
A	0.12	0.25	0.28	0.29
B	0.62	0.46	0.63	0.79
C	1.81	2.52	2.19	2.18
D	0.00	0.02	0.01	0.01
E	0.62	0.39	0.53	0.38
F	0.20	0.24	0.24	0.25
G	0.14	0.23	0.26	0.18
H	0.09	0.10	0.10	0.11
I	0.19	0.18	0.26	0.18
J	0.00	0.08	0.00	0.59
K	1.77	1.96	1.81	1.81
L	0.43	0.67	1.36	0.58
M	0.08	0.10	0.10	0.07
N	0.00	0.41	0.41	0.41
O	0.10	0.12	0.12	0.12
P	0.22	0.47	0.40	0.40
Q	0.32	3.10	2.36	2.33
R	0.08	0.12	0.08	0.08
S	0.27	0.27	0.27	0.27
T	0.00	0.00	0.00	0.00

U	0.35	1.04	1.49	1.05
V	0.92	3.95	5.64	1.85
W	0.00	0.34	0.33	0.31
X	0.10	0.20	0.20	0.20
Y	0.00	8.13	9.87	6.14
Z	0.00	1.18	1.42	1.26
AA	0.00	0.00	0.00	0.00
Totals	8.4	26.5	30.0	21.8

4.4 Model Creation

In order to accurately evaluate distribution system hydraulics, a computer model was created utilizing GIS information and MWHSoft Inc. H2ONET 6.1 modeling software. Boyle received a distribution model from the City that included pipe size, pipe length, valves, fire hydrants, and associated elevations. Boyle conducted a cursory review of the model to confirm connectivity and to compare model attributes to existing GIS mapping. Figure 4.1.1 shows the skeletonized model used as the basis for the hydraulic evaluations.

4.5 Evaluation Criteria – Level of Service (LOS)

The design criteria used in determining the ability or inability of the City of Durango’s potable water distribution system to adequately deliver water demands, both normal supply demands and emergency fire demands, is based on the following documents:

- The City of Durango Development Standards for Public Improvements and Construction Specifications, Amended November 2001.
- Manual of Water Supply Practices, Distribution Network Analysis for Water Utilities M32, AWWA, 1st edition, 1989.

4.5.1 City of Durango Standards and Specifications

Water Pressure

1. Water supplied to any new development shall not be less than *40 psi* during peak hour consumption with all tanks operating one-half full. (City Development Standard, Section 14-200 a.) It should be noted that 40 psi is not required under fire flow emergency conditions.

2. Water supplied to any new development shall not be greater than *110 psi* under static conditions. Any new development unable to meet this requirement must supply individual pressure-reducing valves. (City Development Standard, Section 14-200 b.)
3. Pressures in any main line shall not be greater than 180 psi under static conditions. (City Development Standard, Section 14-200 c.)

4.5.2 AWWA M32

Fire-flow demand and pressures

According to the Insurance Services Office (ISO), fire flow demands should be superimposed on the average demand of the maximum day.

Based on discussions with the City's staff, the fire flow criteria will be:

1. Residential Areas – 1,500 gpm with a residual pressure of 20 psi
2. Non-residential Areas – 2,500 gpm with a residual pressure of 20 psi

Peaking Factors

Typical ranges of peaking factors in distribution systems are as follows:

1. Peak hour / max day = 1.3-2.0
2. Minimum hour / max day = 0.2 – 0.6

System Deficiencies

1. Pipes having velocities greater than 5 feet / second under maximum daily demands will be considered deficient.
2. Pipes having head losses greater than 10 feet / 1000 feet of pipe under maximum daily demands will be considered deficient.
3. Under maximum daily demands, pipes with large diameters (16-inches and greater) will be considered deficient if head losses exceed 3 feet / 1000 feet.

It should be noted that the criteria listed above does not need to be met under fire flow emergency conditions.

4.6 Evaluation Results

The hydraulic computer model was set to evaluate system performance over a 7-day period. Longer evaluation periods, also called extended period simulations (EPS), are useful in

determining the adequacy of system performance. An EPS allows system trends to be evaluated such as diminishing storage over time or the time of day that low pressures occur. It also allows for the accurate evaluation of system controls, such as pump run times and pressure reducing valve (PRV) settings. The evaluation of the City's distribution system evaluated the following performance characteristics.

1. Minimum Pressure during the EPS
2. Maximum Velocity during the EPS
3. Available Fire Flow with a 20-psi minimum residual pressure during the maximum average daily demand.

4.6.1 Minimum Pressures

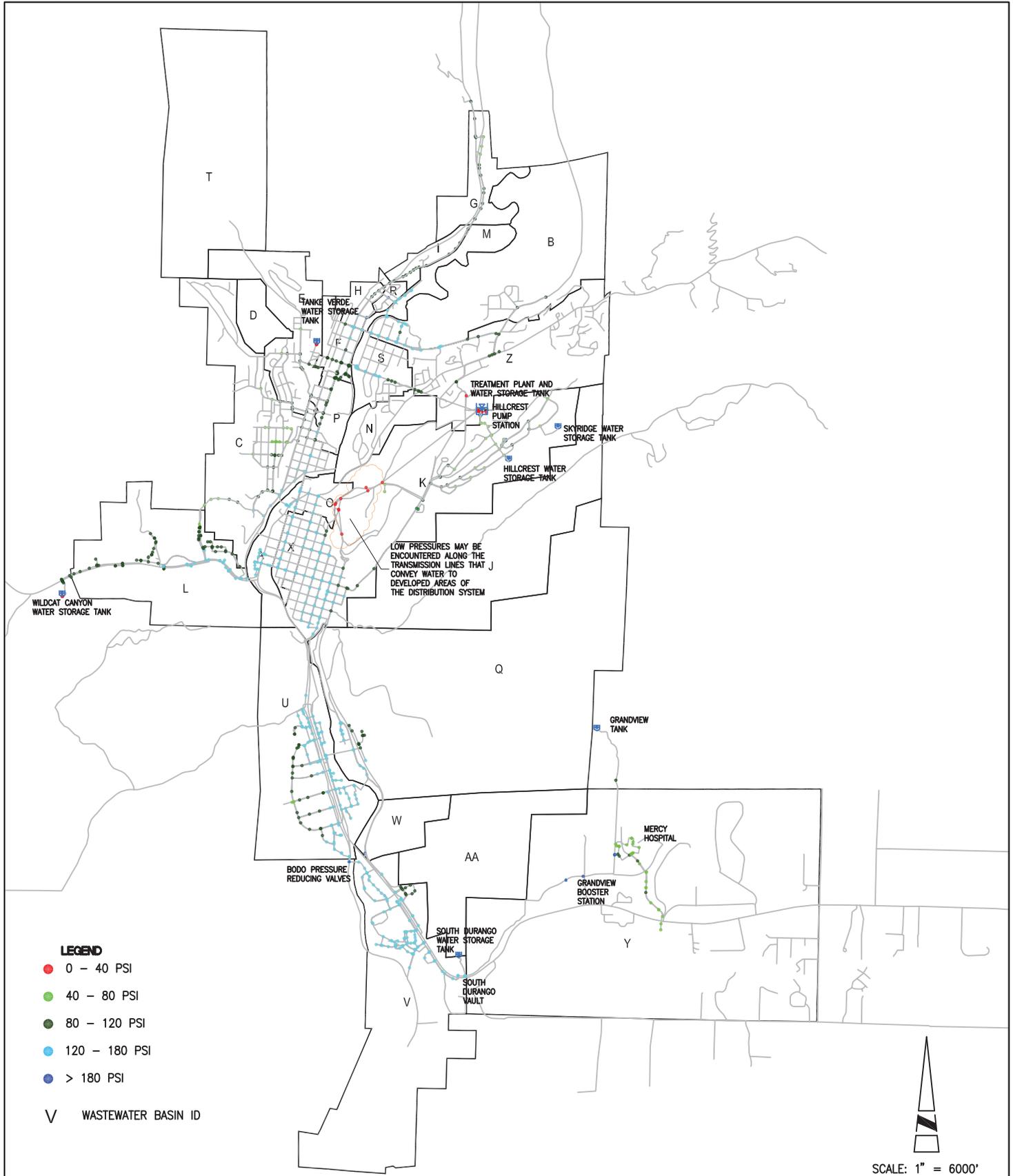
Based on the City's development standards, new construction should be designed and constructed to ensure a minimum water pressure of 40 psi is available to users. Minimum pressures during the 7-day extended period simulation (EPS) are shown on Figures 4.6.1 which shows the existing system meets new construction criteria.

4.6.2 Maximum Velocities

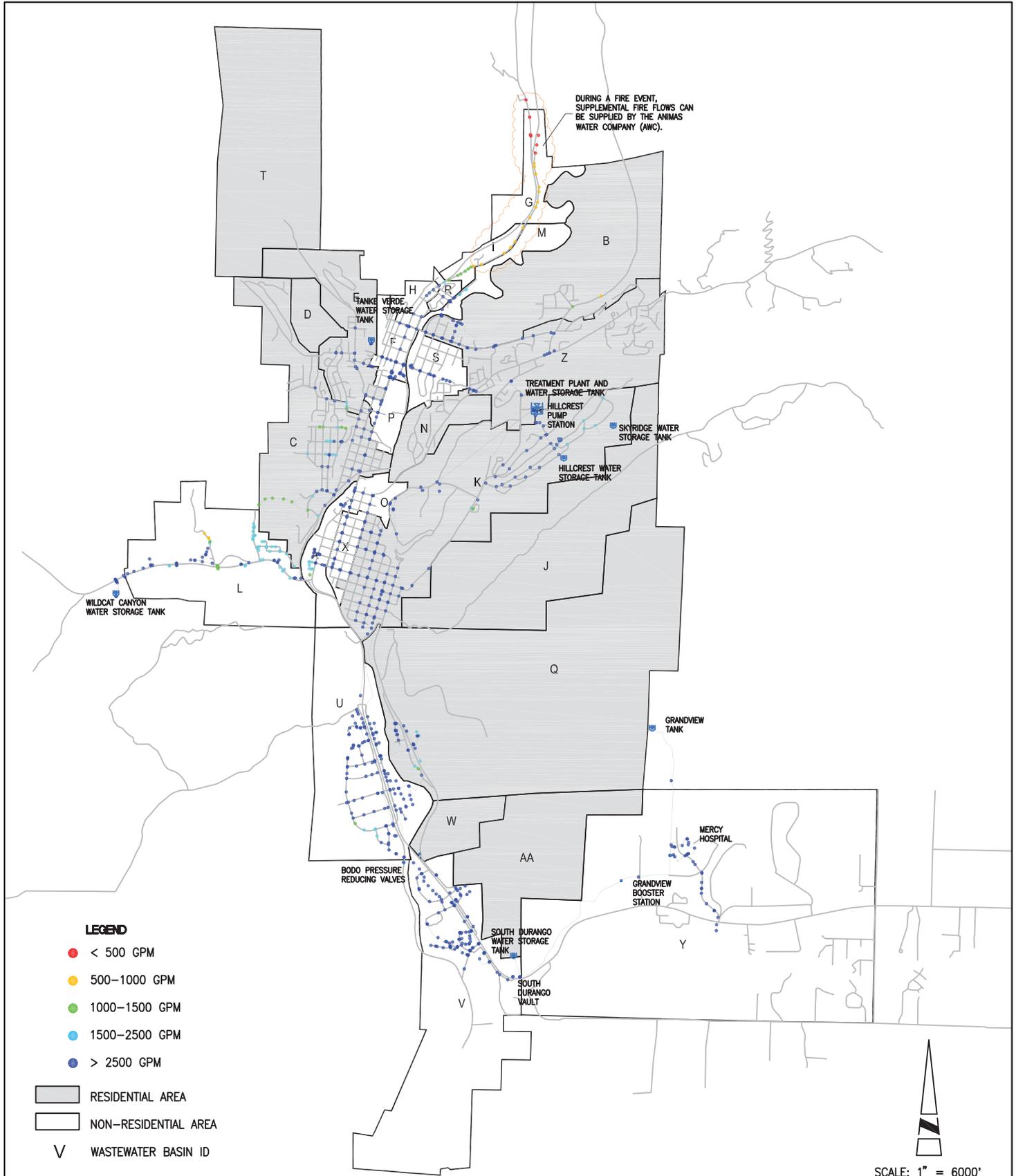
According to AWWA's M32, pipes with velocities in excess of 5 feet/second are considered deficient. Figure 4.6.2 shows approximate maximum velocities in the existing distribution system. Based on the hydraulic modeling, it appears the existing system does not have any significant velocity concerns.

4.6.3 Fire Flows

The hydraulic model was run to identify the available fire flow while still maintaining a 20-psi minimum residual pressure in the system. Generally accepted fire flow analyses place fire flows superimposed on maximum average daily demands. Figure 4.6.3 shows the available fire flow under existing conditions.



4.6.1	CITY OF DURANGO COMPREHENSIVE PLAN UPDATE	BEC PROJECT NO.	 215 Union Blvd, Suite 500 Lakewood, CO 80228 303-987-3443 WWW.BOYLEENGINEERING.COM
	EXISTING WATER SYSTEM (2005 DEMANDS)	DN-D71-200-01	
	MINIMUM PRESSURES		



4.6.3

FIGURE

CITY OF DURANGO COMPREHENSIVE PLAN UPDATE
 EXISTING WATER SYSTEM
 AVAILABLE FIRE FLOW, RESIDUAL PRESSURE = 20 PSI

BEC PROJECT NO.

DN-D71-200-01

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4.7 Recommended Infrastructure

4.7.1 - Existing System Improvements

Based on the hydraulic modeling analysis, the existing water distribution system functions well. Much of the system benefits from storage being delivered from higher elevations that results in adequate system pressures. The only of operational concern is the mixed commercial/light industrial developments near Tech Center, Burnett, and Rock Point Drives. With the installation of looped piping, these developments could be given added fire flow protection. Figure 4.7.1 shows the pipes needed to meet the operational criteria for the existing system. Table 4.7.1 lists the improvements and the anticipated capital cost.

Table 4.7.1 – Capital Improvement Plan – Existing System

Item	Length (ft)	Diameter (in)	Cost/LF	Total Cost
Tech Center Drive	2500	12	\$85	\$212,500
Total				\$212,500

4.7.2 – 1997 Plan Plus Scenario Improvements

Table 4.7.2, lists water infrastructure improvements needed to support the 1997 Plan Plus growth scenario. Figure 4.7.2 shows the location of these improvements.

Table 4.7.2 – Infrastructure for 1997 Plan Plus Scenario

Facilities				
Item	Capacity	Cost	Total Cost	
Wildcat Canyon (Second Tank)	400,000 gal.	\$1.00 per gal.	\$400,000	
Wildcat Canyon Pump Station	160 HP	\$750/ HP	\$120,000	
Basin V Booster Station	40 HP	\$750/ HP	\$30,000	
Upgrade to Grandview Pump Sta.	1700 HP	\$750/ HP	\$1,275,000	
Ewing Mesa Storage Tank	4.5 M gal.	\$1.00 per gal.	\$4,500,000	
Ridges Basin WTP Storage Tank	6 M gal.	\$1.00 per gal.	\$6,000,000	
Subtotal			\$12,325,000	
Piping				
Item	Length (ft)	Size (in)	Cost/LF	Total Cost
Florida Rd Upsizing	2,900	12	\$85	\$247,000
Florida Rd – 250 Street Looping	2400	8	\$55	\$132,000
Riverview/Florida, Basins N, S Upsizing	8,900	12	\$85	\$757,000
23rd Upsizing	900	8	\$55	\$50,000

Montview – Crestview Looping	550	8	\$55	\$31,000
Crestview Upsizing	700	8	\$55	\$39,000
College/160 Upsizing	3,900	18	\$120	\$468,000
College – 160 Looping	250	8	\$55	\$14,000
Wildcat Canyon / Tech Center Drive	3,140	12	\$85	\$267,000
Wildcat Canyon / 160 Installation	10,666	18	\$130	\$1,387,000
East 8th Avenue	1,200	12	\$85	\$102,000
CR 237 / Basin J Supply Feed	2,500	12	\$85	\$213,000
Ewing Mesa	5,700	8	\$55	\$314,000
	6,850	12	\$85	\$583,000
	3,200	18	\$130	\$416,000
	14,800	24	\$145	\$2,146,000
Basin V / La Posta Road Area	13,600	12	\$85	\$1,156,000
	3,300	18	\$130	\$429,000
	5,800	36	\$175	\$1,015,000
Basin Y / Grandview Area	108,000	8	\$55	\$5,940,000
	2,700	12	\$85	\$230,000
	15,000	12	\$85	\$1,275,000
	31,000	18	\$130	\$4,030,000
	14,000	24	\$145	\$2,030,000
	1,100	24	\$145	\$160,000
	1,700	30	\$160	\$272,000
	7,800	36	\$175	\$1,365,000
Subtotal				\$25,068,000
Subtotal Facilities and Piping				\$37,393,000
Engineering & Administrative (20%)				\$7,479,000
Contingency (25%)				\$9,349,000
Total				\$54,221,000

4.7.3 – Growth Centers Scenario Improvements

Table 4.7.3, lists water infrastructure improvements needed to support the Growth Centers Scenario. Figure 4.7.3 shows the location of these improvements.

Table 4.7.3 – Infrastructure for Growth Centers Scenario

Facilities				
Item	Capacity	Cost	Total Cost	
Wildcat Canyon (Second Tank)	400,000 gal.	\$1.00 per gal.	\$400,000	
Wildcat Canyon Pump Station	160 HP	\$750/ HP	\$120,000	
Basin V/La Posta Rd Booster Station	40 HP	\$750/ HP	\$30,000	
Upgrade to Grandview Pump Sta.	1700 HP	\$750/ HP	\$1,275,000	
Ewing Mesa Storage Tank	4.1M gal.	\$1.00 per gal.	\$4,100,000	
Ridges Basin WTP Storage Tank	8 M gal.	\$1.00 per gal.	\$8,000,000	
Subtotal			\$13,925,000	
Piping				
Item	Length (ft)	Size (in)	Cost/LF	Total Cost
Florida Rd Upsizing	2,900	12	\$85	\$247,000
Florida Rd – 250 Street Looping	2400	8	\$55	\$132,000
Riverview/Florida, Basins N, S Upsizing	8900	12	\$85	\$757,000
23rd Upsizing	900	8	\$55	\$50,000
Montview – Crestview Looping	550	8	\$55	\$31,000
Crestview Upsizing	700	8	\$55	\$39,000
College/160 Upsizing	3,900	18	\$120	\$468,000
College – 160 Looping	250	8	\$55	\$14,000
Wildcat Canyon / Tech Center Drive	3,140	12	\$85	\$267,000
Wildcat Canyon / 160 Installation	10,666	18	\$130	\$1,387,000
East 8th Avenue	1,200	12	\$85	\$102,000
CR 237 / Basin J Supply Feed	2,500	12	\$85	\$213,000
S. Bodo, Basin U Misc. Looping	4,300	8	\$55	\$237,000
Ewing Mesa	5,700	8	\$55	\$314,000
	6,850	12	\$85	\$583,000
	3,200	18	\$130	\$416,000
	14,800	24	\$145	\$2,146,000

Basin V / La Posta Road Area	13,600	12	\$85	\$1,156,000
	3,300	18	\$130	\$429,000
	5,800	36	\$175	\$1,015,000
Basin Y / Grandview Area	104,200	8	\$55	\$5,731,000
	18,500	12	\$85	\$1,573,000
	28,600	18	\$130	\$3,718,000
	15,500	24	\$145	\$2,248,000
	1,700	30	\$160	\$272,000
	7,800	36	\$175	\$1,365,000
Subtotal				\$24,910,000
Subtotal Facilities and Piping				\$38,835,000
Engineering & Administrative (20%)				\$7,767,000
Contingency (25%)				\$9,709,000
Total				\$56,311,000

4.7.4 – Compact Growth Scenario Improvements

Table 4.7.4, lists water infrastructure improvements needed to support the Compact Growth Scenario. Figure 4.7.4 shows the location of these improvements.

Table 4.7.4 – Infrastructure for Compact Growth Scenario

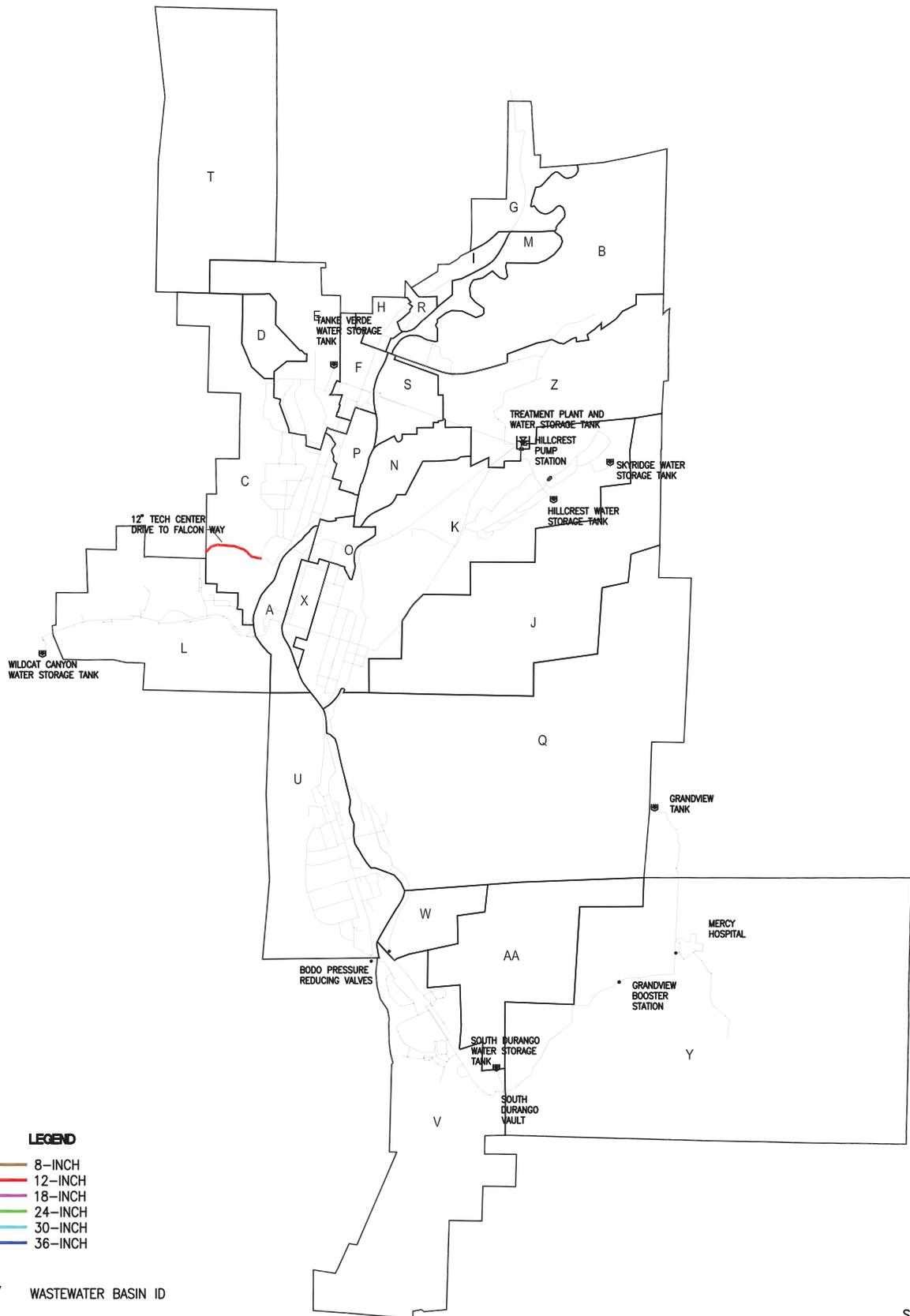
Facilities				
Item	Capacity	Cost	Total Cost	
Basin V Booster Station	100 HP	\$750/ HP	\$75,000	
Upgrade to Grandview Booster Station	1250 HP	\$750/ HP	\$938,000	
Ewing Mesa Tank	4 M gal.	\$1.00 per gal	\$4,000,000	
Ridges Basin WTP Storage Tank	4 M gal.	\$1.00 per gal.	\$4,000,000	
Subtotal			\$9,013,000	
Piping				
Item	Length (ft)	Size (in)	Cost/LF	Total Cost
Florida Rd Upsizing	2,900	12	\$85	\$247,000
Florida Rd – 250 Street Looping	2400	8	\$55	\$132,000
Riverview/Florida, Basins N, S Upsizing	8,900	12	\$85	\$757,000
23rd Upsizing	900	8	\$55	\$50,000
Montview – Crestview Looping	550	8	\$55	\$31,000
Crestview Upsizing	700	8	\$55	\$39,000
College – 160 Looping	250	8	\$55	\$14,000

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East 8th Avenue	1,200	12	\$85	\$102,000
CR 237 / Basin J Supply Feed	2500	8	\$55	\$138,000
S. Bodo, Basin U Misc. Looping	4,300	8	\$55	\$237,000
Ewing Mesa	5,700	8	\$55	\$314,000
	6,850	12	\$85	\$583,000
	3,200	18	\$130	\$416,000
	14,800	24	\$145	\$2,146,000
Basin V / La Posta Road Area	13,600	12	\$85	\$1,156,000
	3,300	18	\$130	\$429,000
	5,800	36	\$175	\$1,015,000
Basin Y / Grandview Area	104,200	8	\$55	\$5,731,000
	18,500	12	\$85	\$1,573,000
	28,800	18	\$130	\$3,744,000
	16,500	24	\$145	\$2,393,000
	1,700	30	\$160	\$272,000
	7,800	36	\$175	\$1,365,000
Subtotal				\$22,884,000
Subtotal Facilities and Piping				\$31,897,000
Engineering & Administrative (20%)				\$6,380,000
Contingency (25%)				\$7,975,000
Total				\$46,252,000

4.7.5 - Ridges Basin Impacts to the Distribution System

If the Ridges Basin Water treatment plant is constructed as discussed in Section 3, the distribution system may require additional improvements under all three growth scenarios. This is due to the elevation of the likely Ridges Basin treatment plant site, which is significantly lower than the existing Terminal Reservoir plant. The distribution system is currently divided into two pressure zones at the Bodo PRV shown on Figure 1.3.1. If water demands from growth occur downstream of the Bodo PRV then the Ridges Basin water treatment plant can serve these demands by gravity. However, if the demands located upstream of the Bodo PRV exceed the capacity of the Terminal Treatment plant (14 MGD), then a booster pump station will be needed to deliver water from the Ridges Basin treatment plant to the higher pressure zone located on the upstream side of the Bodo PRV.



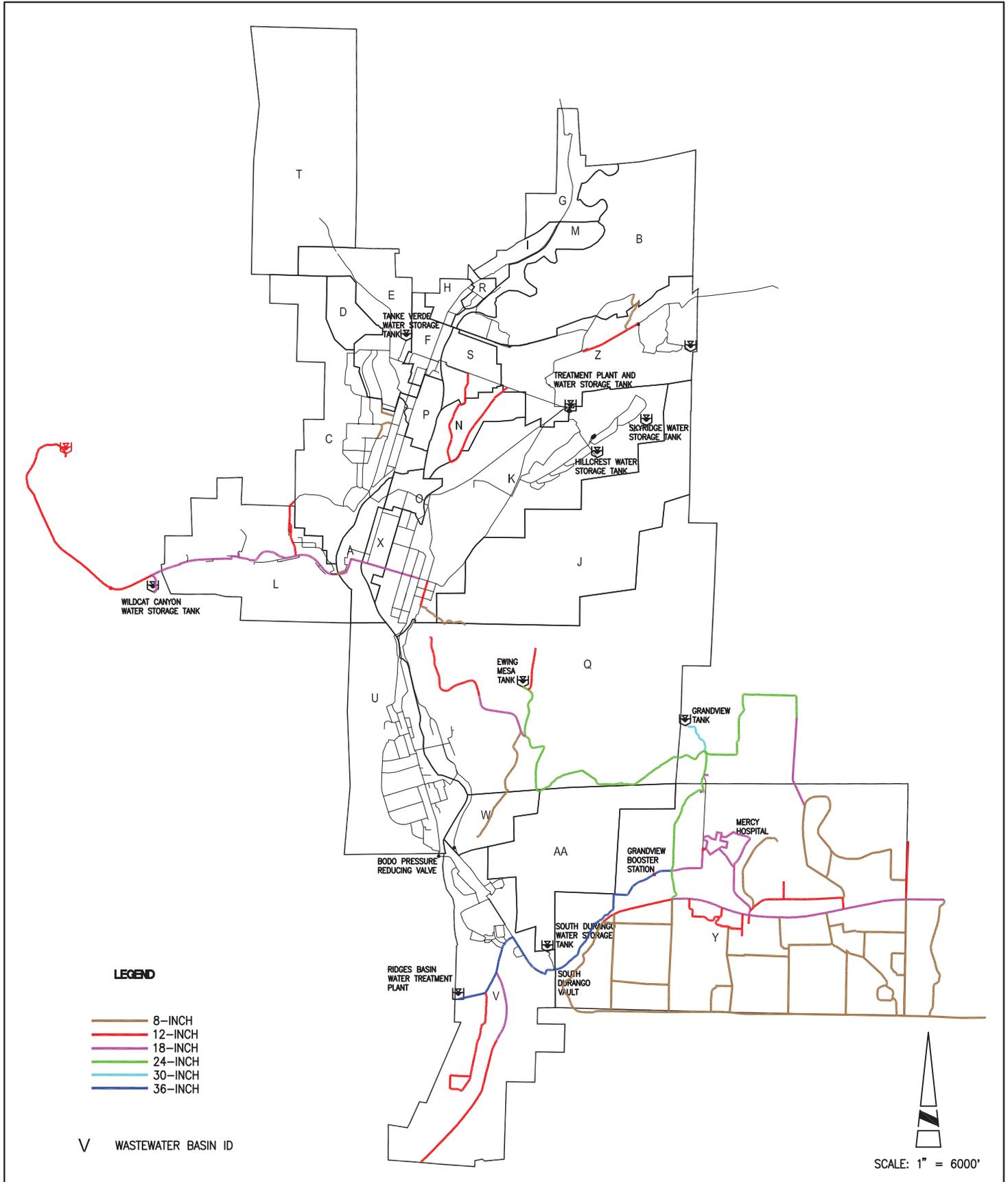
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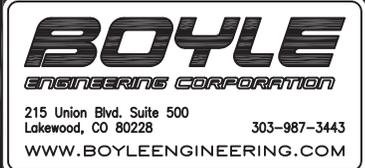
FIGURE

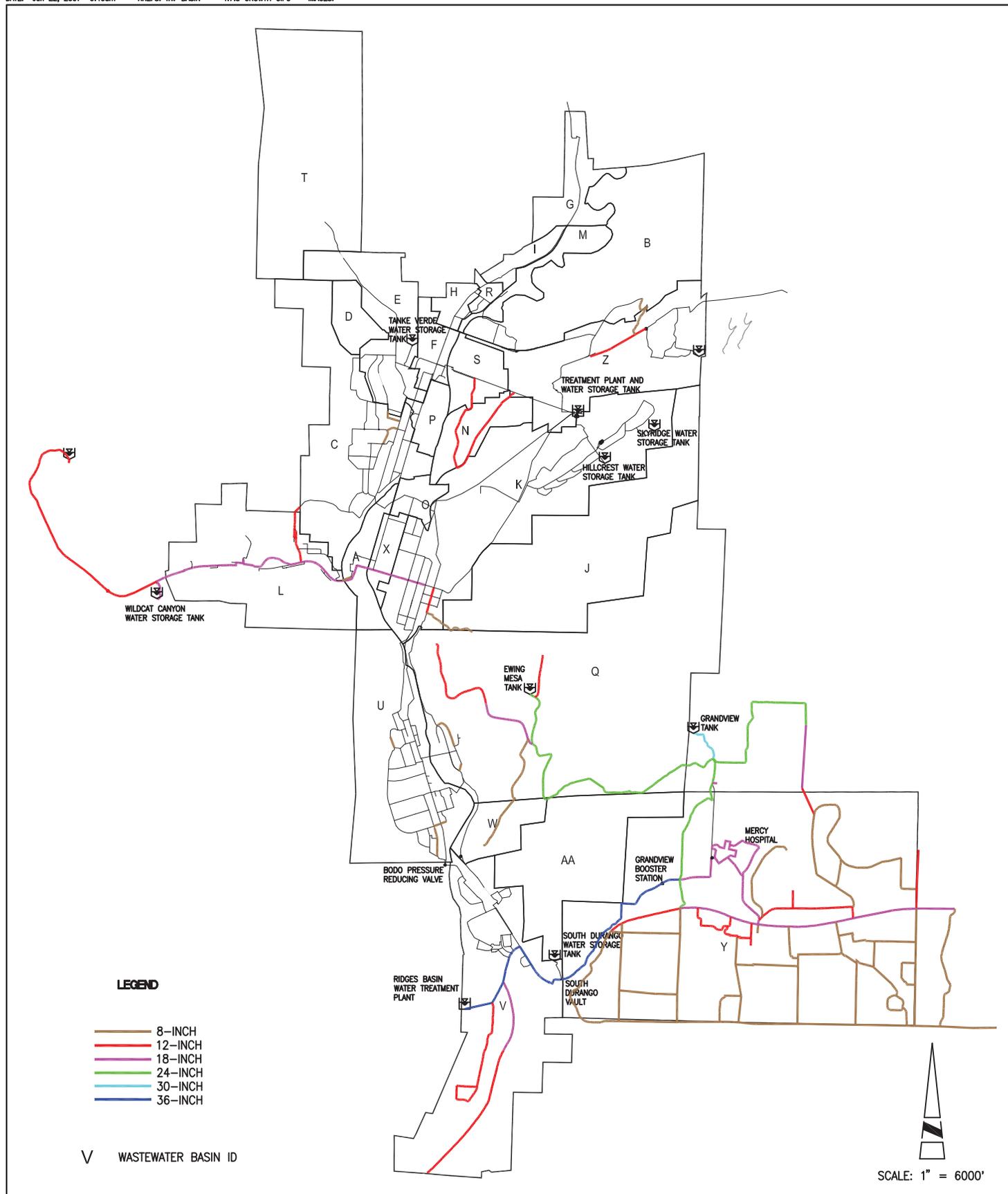
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 EXISTING WATER SYSTEM (2005 DEMANDS)
 CAPITAL IMPROVEMENTS PLAN (CIP)

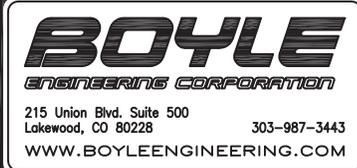
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 DN-D71-200-01

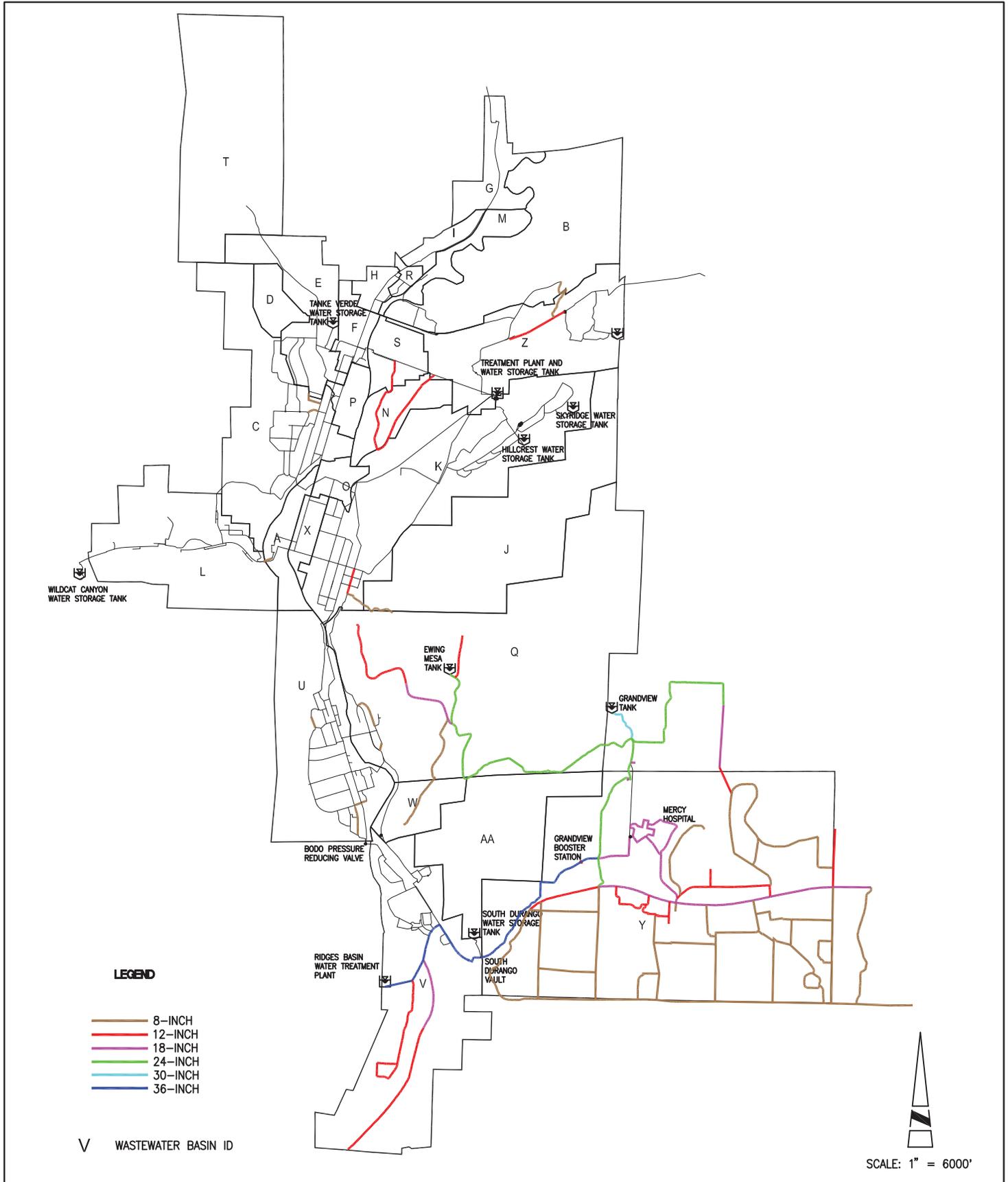
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 303-987-3443
 WWW.BOYLEENGINEERING.COM



4.7.2	CITY OF DURANGO COMPREHENSIVE PLAN UPDATE	BEC PROJECT NO. DN-D71-200-01	 <p>BOYLE ENGINEERING CORPORATION 215 Union Blvd, Suite 500 Lakewood, CO 80228 303-987-3443 WWW.BOYLEENGINEERING.COM</p>
	97 PLAN PLUS GROWTH SCENARIO		
	CAPITAL IMPROVEMENTS PLAN (CIP)		



4.7.3	CITY OF DURANGO COMPREHENSIVE PLAN UPDATE	BEC PROJECT NO. DN-D71-200-01	 215 Union Blvd, Suite 500 Lakewood, CO 80228 303-987-3443 WWW.BOYLEENGINEERING.COM
	GROWTH CENTERS SCENARIO		
	CAPITAL IMPROVEMENTS PLAN (CIP)		



4.7.4	CITY OF DURANGO COMPREHENSIVE PLAN UPDATE	BEC PROJECT NO. DN-D71-200-01	 215 Union Blvd. Suite 500 Lakewood, CO 80228 303-987-3443 WWW.BOYLEENGINEERING.COM
	COMPACT GROWTH SCENARIO		
	CAPITAL IMPROVEMENTS PLAN (CIP)		

Section 5 - Wastewater Collection

5.1 Population

The population served by the Durango wastewater collection system in 2005 was 17,000. The population served by the South Durango Sanitation District wastewater collection system in 2005 was less than 1,000. The Durango wastewater collection system has grown from a service population in 1980 of 13,800 to the present population. Most of the commercial and industrial property around Durango is served by the Durango wastewater collection system including Fort Lewis College, the Central Business District and Bodo Industrial Park.

The South Durango Sanitation District was formed in 1983. Prior to that time, residences in the area were served with individual waste treatment facilities. The area south of Bodo Industrial Park is served by the South Durango Sanitation District including the properties around Wal-Mart. In 2006 Mercy Hospital relocated to the Grandview area, which is serviced in part by the South Durango Sanitation District.

The entire population of the Durango wastewater collection system is served by the 3 MGD wastewater treatment facility located approximately one mile south of City Hall. The entire population of the South Durango Sanitation District is served by the 0.3 MGD wastewater treatment facility four miles south of City Hall. The existing wastewater collection system is typical of most city systems consisting of both gravity sewers and several force mains from lift stations. The gravity sewers exist in sizes from 6 inches diameter to 36 inches. The materials of the pipe vary widely throughout the system depending on the location of the sewer and when it was installed. Pipe materials include reinforced concrete, welded steel, cast iron and polyvinyl chloride (PVC).

5.2 Wastewater Flow

Wastewater flows to the existing 3 MGD plant operated by the City amounted to an annual average daily flow of 1.98 MGD in 2005. In 2006 the average daily flow dropped to 1.82 MGD, owing primarily to the relocation of Mercy Hospital. Wastewater flows to the South Durango Wastewater Treatment plant averaged 0.10 MGD in 2005.

There is no significant inflow or infiltration to the Durango wastewater collection system. It is unlikely that there is an opportunity to reduce per capita flows to the collection system. Similarly, there is little inflow or infiltration to the South Durango collection system and there is little chance of reducing per capita flows to that collection system.

There is little change in wastewater flows from month to month in Durango. Annual variation in flows to the Durango wastewater system are the result of increased flows from tourist activities from May through August, and decreased flows from Fort Lewis College from May through

August. Flows to the South Durango Sanitation District treatment facilities are not greatly affected by tourism or college activities and the result is relatively little change in flows to the plant over the year.

5.3 Sewerage Facilities

The wastewater collection system of the City includes 90 miles of lines. The wastewater collection system for the South Durango Sanitation District includes 12 miles of lines. No sewer lines in either system have flows that exceed or are approaching the capacity of the system. System upgrades to the South Durango collection system, including a replacement of the interceptor that serves the Wal-Mart area, is scheduled for construction in 2007. Lines to serve the proposed future development in the Grandview area were completed in 2005.

There are three mains that feed the Durango wastewater treatment plant, the Animas River interceptor, the South Durango-Goeglein sewer main and the Bodo Park force main.

The South Durango Sanitation District prepared a master plan in 2002 describing the proposed sewer system improvements and wastewater treatment facilities needed to service the district over the next 50 years.

Two of the three mains that serve the Durango wastewater treatment plant, the Animas River interceptor and the Bodo Park force main are adequately sized to accommodate projected growth in the Durango sewer collection system. The South Durango-Goeglein sewer main is not adequately sized to accept the flows expected from the Ewing Mesa area of the City.

Section 6 - Wastewater Treatment

6.1 City of Durango Wastewater Treatment Plant

The Durango Wastewater Treatment Plant is sized to treat 3 MGD. The flows in 2005 were 1.98 MGD. The hydraulic capacity of the piping at the plant is in excess of 6 MGD. It is the ability to meet CDPHE permit limitations that sets the capacity of the plant.

The Durango Wastewater Treatment Plant is designed to provide secondary treatment of wastewater flows and is not designed for nutrient removal. Changes in regulations that may require nutrient removal or removal of other constituents beyond the capability of secondary treatment may require modifications to the treatment facilities.

State regulations require that planning for expansion of treatment works begin when the flows to the treatment facility reach 80% of the capacity of the facility. The City of Durango should begin planning for expansion of the treatment facilities in 2015.

6.2 South Durango Sanitation District

The South Durango Wastewater Treatment Plant is sized to treat 0.3 MGD. The flows in 2005 were 0.1 MGD. The plant has been designed to allow for expansion in increments to a capacity of 1.0 MGD in the near future, however there is adequate area at the site of the existing plant to support a plant of greater capacity.

The capital improvement plan for the expansion of the plant and collection system is based on cost estimates prepared in 2002 and requires payments of plant investment fees in the amount of \$8,000 per single family equivalent connection.

The financing of expansion of the wastewater treatment plant capacity may determine the rate at which facilities will be available for use. Wastewater capacity could limit the development potential within the Durango Planning area served by the South Durango Sanitation District.

Section 7 - References

Boyle Engineering, 2003, Water Supply Alternative Investigation and Preliminary Engineering Study for Durango, Colorado

Black and Veatch, 1981. Master Plan (BVMP) Report on Water Supply and Treated Water Facilities, for Durango, Colorado.

Black and Veatch, 1982, Master Plan Report on Sanitary Sewer System, for Durango, Colorado.

FLC Planning Group, LDR International and Vandegrift & Associates, 1996. Durango Comprehensive Plan Update.

Gronning Engineering Company, 1994. Final Report, Water Supply Study, City of Durango.

Harris Water Engineering, 1993. City of Durango Water Supply Feasibility Study, Report of Findings & Recommendations.

U.S. Bureau of Reclamation, 2000. Animas – La Plata Project, Colorado – New Mexico. Final Supplemental Environmental Impact Statement (FSEIS), Vols. I and II.

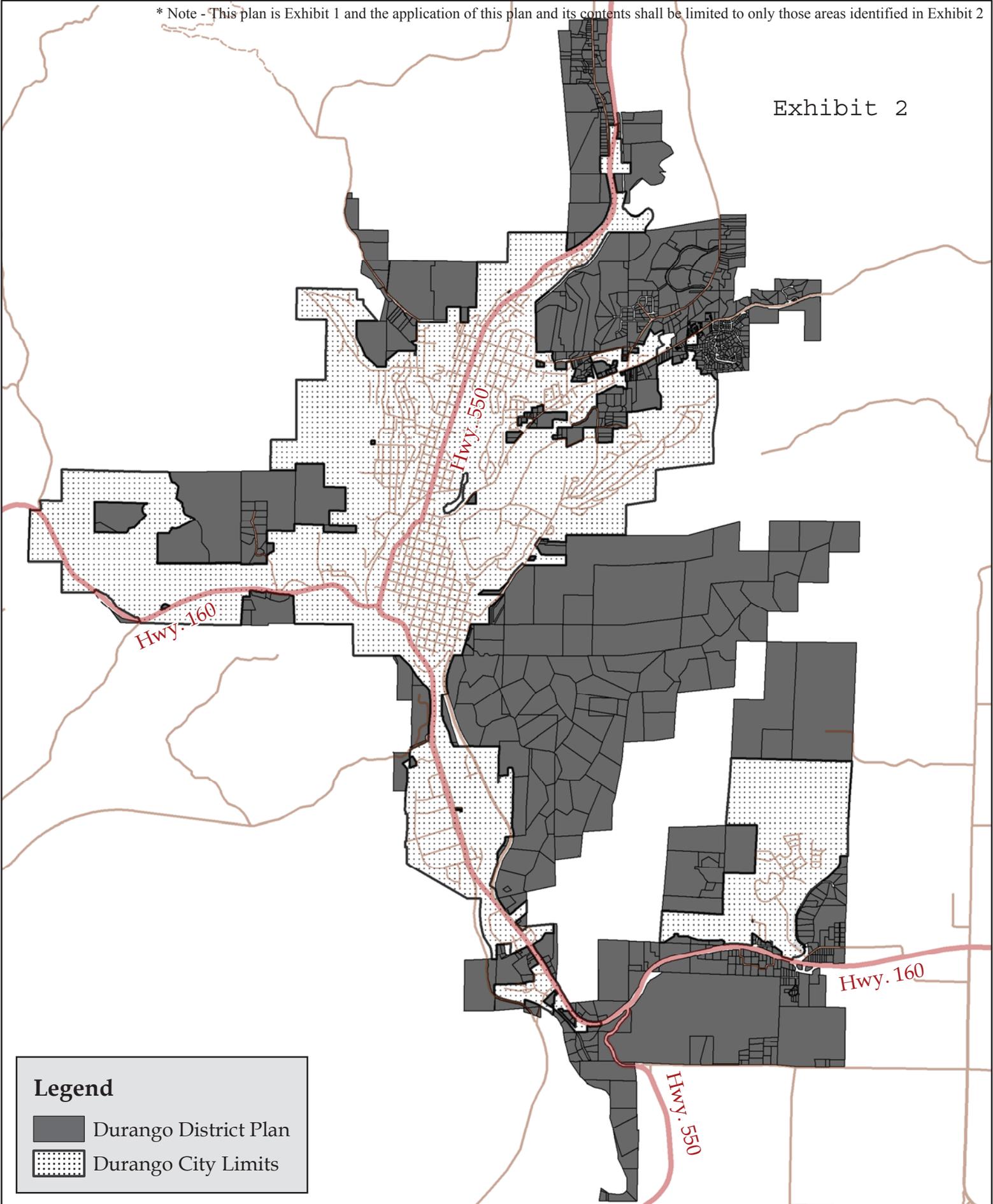
San Juan Engineering, Inc. 2002, South Durango Sanitation District Wastewater Masterplan.

San Juan Engineering, Inc. 2003, Pre-Design Report for the 300,000 Gallon per Day Wastewater Treatment Plant Expansion for the South Durango Sanitation District.

Colorado Department of Public Health and Environment, September 30, 2005 Public Notice of Completed Applications and Tentative Determination to Issue Waste Discharge Permit, for the City of Durango, Colorado.

* Note - This plan is Exhibit 1 and the application of this plan and its contents shall be limited to only those areas identified in Exhibit 2

Exhibit 2



Legend

-  Durango District Plan
-  Durango City Limits

