

GRANDVIEW SUB-AREA PLAN

Advisory Committee #1

August 30, 2011



La Plata County
Colorado

OVERVIEW

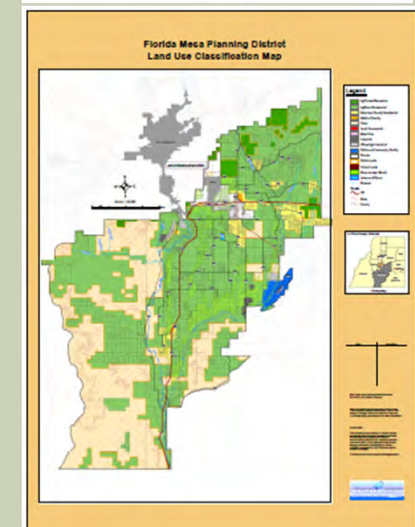
- **Background and Context**
- **Existing Conditions Overview**
- **Market Context**



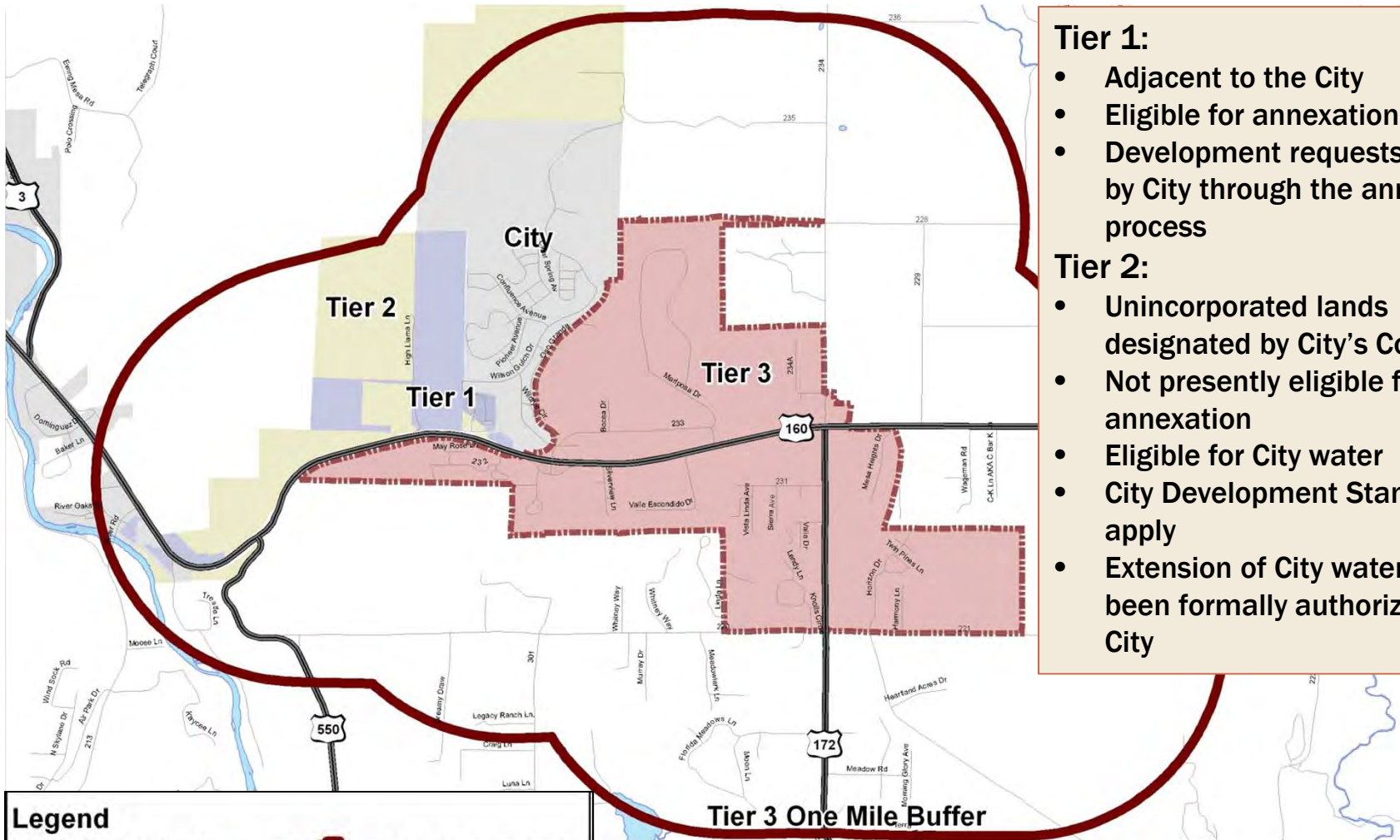
BACKGROUND AND CONTEXT

PLANNING CONTEXT

- 1996 Florida Mesa District Land Use Plan (La Plata County)
- 2001-2004 Grandview Area Plan (City of Durango)
- 2005 Transportation Master Plan (City/County)
- 2005 Intergovernmental Agreement on Joint Planning (City/County)
- 2007 Three Springs Master Plan
- 2011 La Plata County Grandview Sub-Area Plan (County/City)
- SH160 Supplemental EIS (CDOT)



JOINT PLANNING AREA



Tier 1:

- Adjacent to the City
- Eligible for annexation
- Development requests handled by City through the annexation process

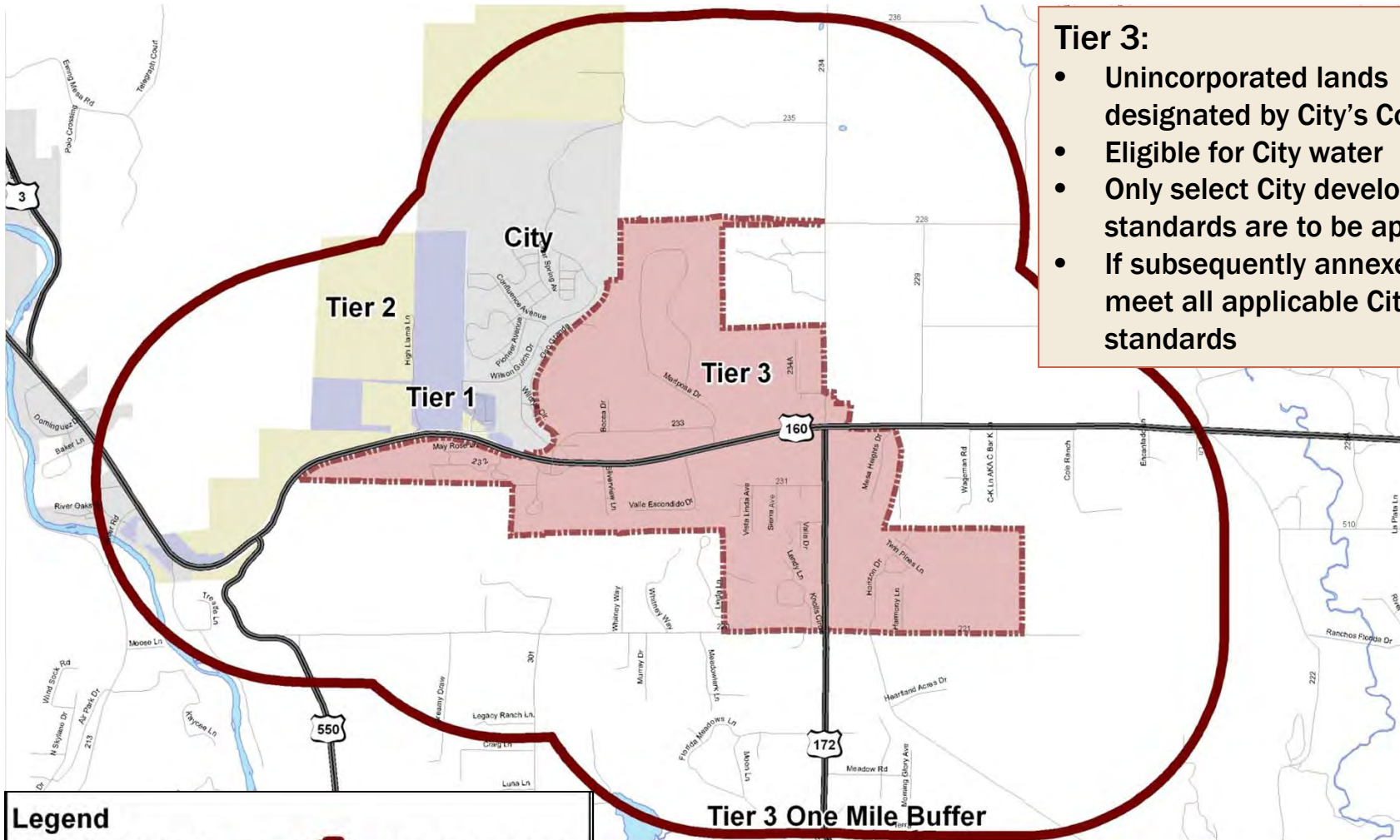
Tier 2:

- Unincorporated lands designated by City's Comp Plan
- Not presently eligible for annexation
- Eligible for City water
- City Development Standards apply
- Extension of City water has been formally authorized by the City

Legend

- City Limits
- IGA Tier 1
- IGA Tier 2
- IGA Tier 3
- Grandview
- Tier 3 one mile buffer

JOINT PLANNING AREA



- Tier 3:**
- Unincorporated lands designated by City's Comp Plan
 - Eligible for City water
 - Only select City development standards are to be applied
 - If subsequently annexed, must meet all applicable City standards

Legend

City Limits	IGA Tier 1	Tier 2	Grandview	Tier 3 one mile buffer
Tier 1	Tier 3			

KEY ISSUES

- **Availability/Cost of Infrastructure and Services**
 - Grandview Area Plan identifies future land uses predicated upon urban infrastructure
 - Does not address: Who will provide services? How will they be funded? What level of development can be reasonably accommodated without centralized infrastructure?
- **Uncertain Regulatory Framework**
 - Not clear what standards will apply where and under what circumstances in Tier 3. Urban vs. Rural? City vs. County? CDOT?
 - Varied levels of standards adds a level of complexity

KEY ISSUES

■ Potential change in Tier 3 Status

- Tier 2 & 3 properties currently processed under County development regulations
- City and the County agreed to consider removal of the majority of Tier 3 properties from the IGA subject to resolution of outstanding issues between the City and the County
- Would transfer full governance of those properties to County development regulations
- Contingent upon agreement on future land uses and development standards to be applied and review process to be followed

PROJECT OBJECTIVES

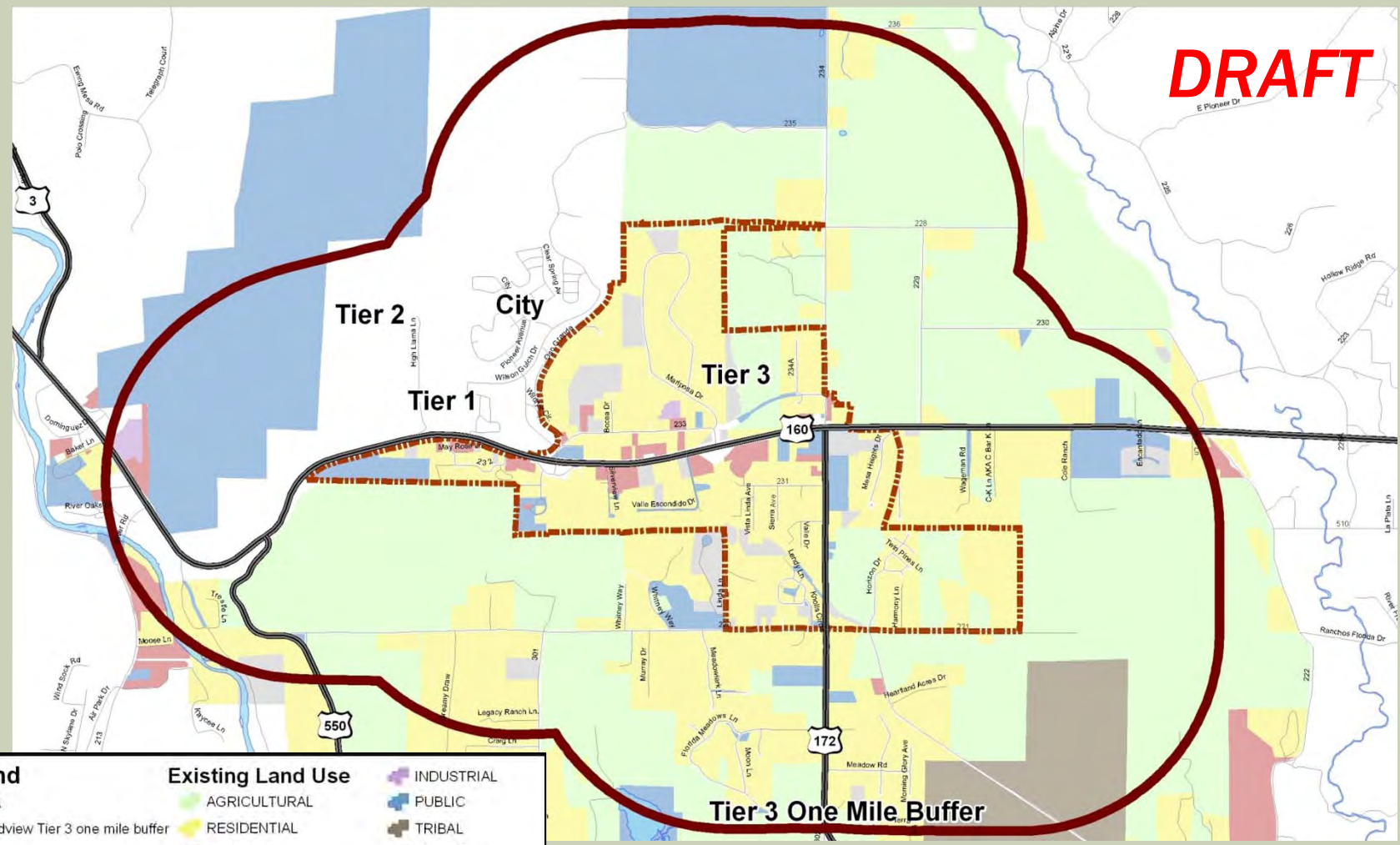
- **Establish a realistic picture of future development potential**
 - What infrastructure is in place today?
 - What capacity exists to support future growth (with or without centralized services)?
 - What land use intensities will be allowed (with or without centralized services)?
- **Increase predictability in the development process**
 - What development standards will apply with/without infrastructure?
 - What financing mechanism(s) would be most effective as a means of procuring necessary services and improvements?



EXISTING CONDITIONS OVERVIEW

EXISTING LAND USE

DRAFT



Legend

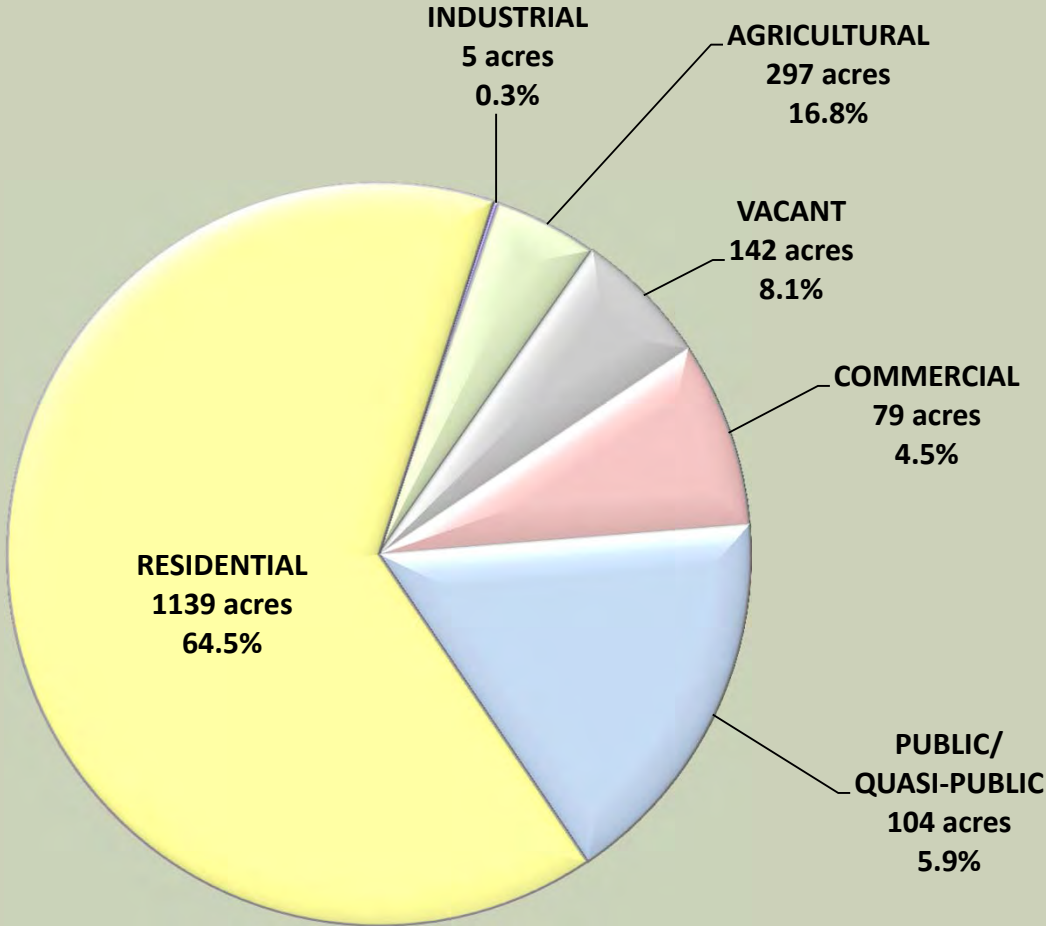
Tier 3	AGRICULTURAL	INDUSTRIAL
Grandview Tier 3 one mile buffer	RESIDENTIAL	PUBLIC
	COMMERCIAL	TRIBAL
		VACANT

Tier 3 One Mile Buffer

EXISTING LAND USE

Tier 3 Area

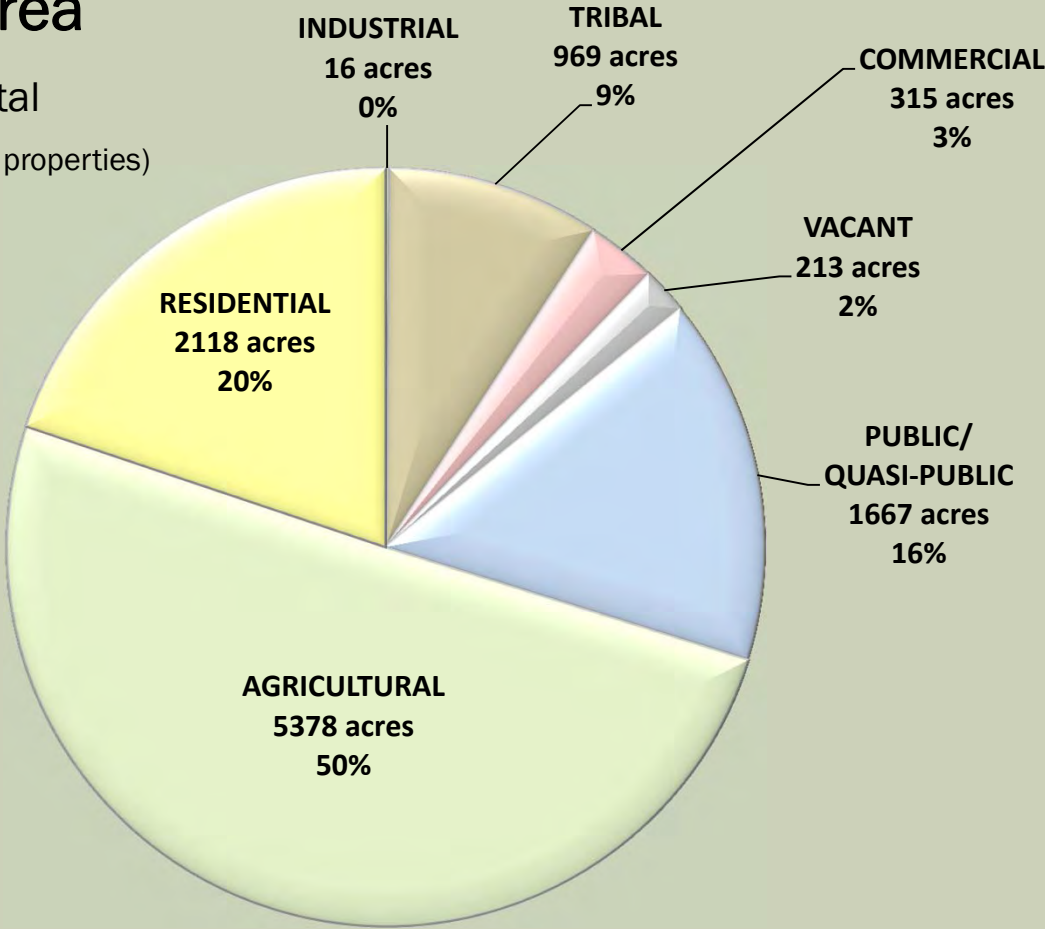
1,767 acres total



EXISTING LAND USE

Grandview Area

10,675 acres total
(excludes Tiers 1 & 2 and City properties)



LAND USE STATUS: ASSUMPTIONS

Stable Areas

Not expected to experience significant change during the planning horizon. One or more of the following characteristics:

- Existing commercial uses
- Existing residential subdivisions with parcel size less than 35 acres
- Existing public/quasi-public uses (places of worship, CDOT-owned, etc.)
- Active agricultural uses with intent to remain
- Steep slopes
- Limited access

LAND USE STATUS: ASSUMPTIONS

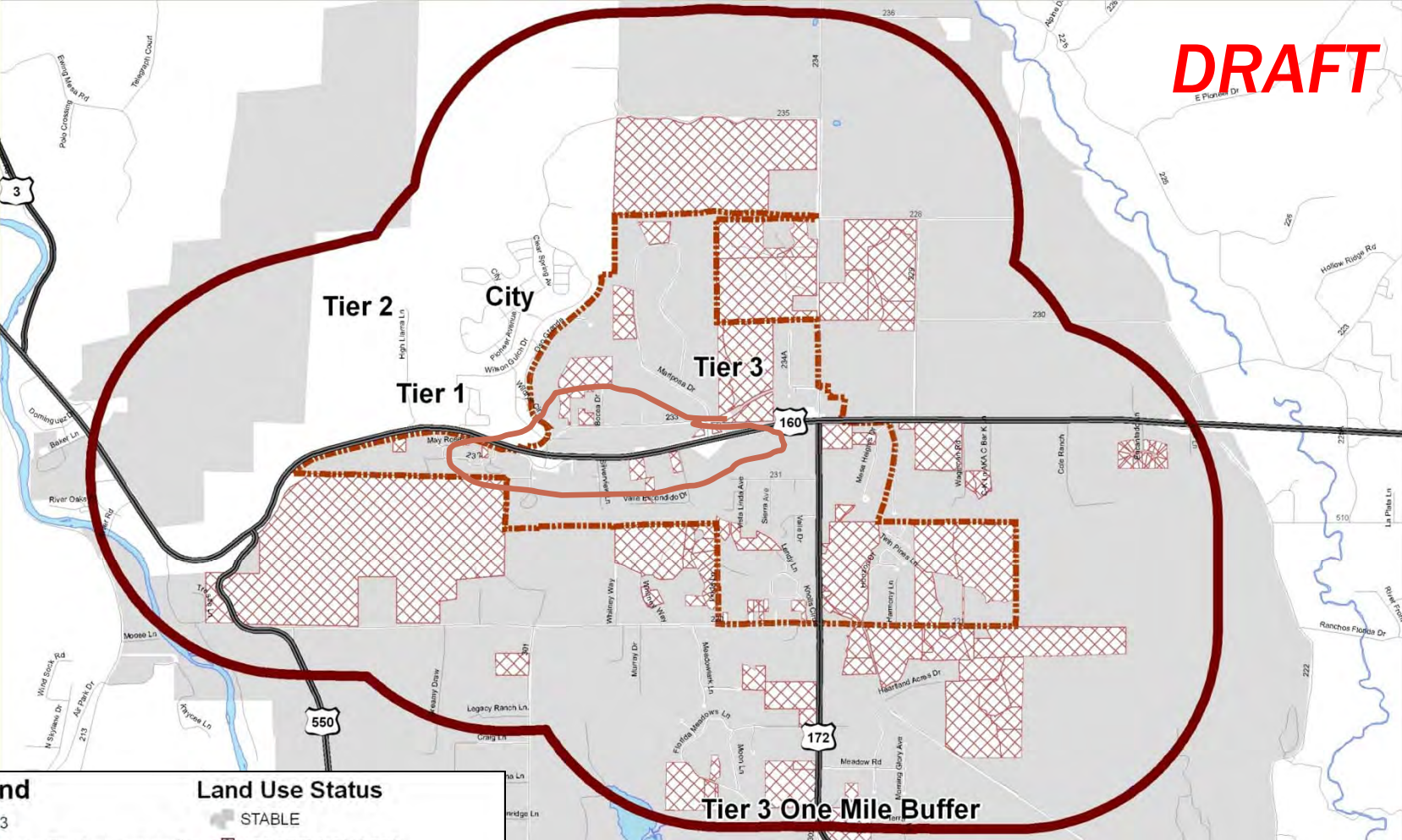
Opportunity Areas

May develop and intensify during the planning horizon. One or more of the following characteristics:





- Vacant (no structures, not agricultural)
- Large residential parcels (greater than 35 acres)
- Agricultural parcels
 - Close proximity to existing developments
 - Services could reasonably be extended to serve the property
 - Existing or foreseeable access
- Redevelopment/infill opportunities along SH160 and major County roads

LAND USE STATUS

DRAFT



Legend

-  Tier 3
-  Grandview Tier 3 one mile buffer
-  STABLE
-  OPPORTUNITY AREA

Land Use Status

UTILITIES

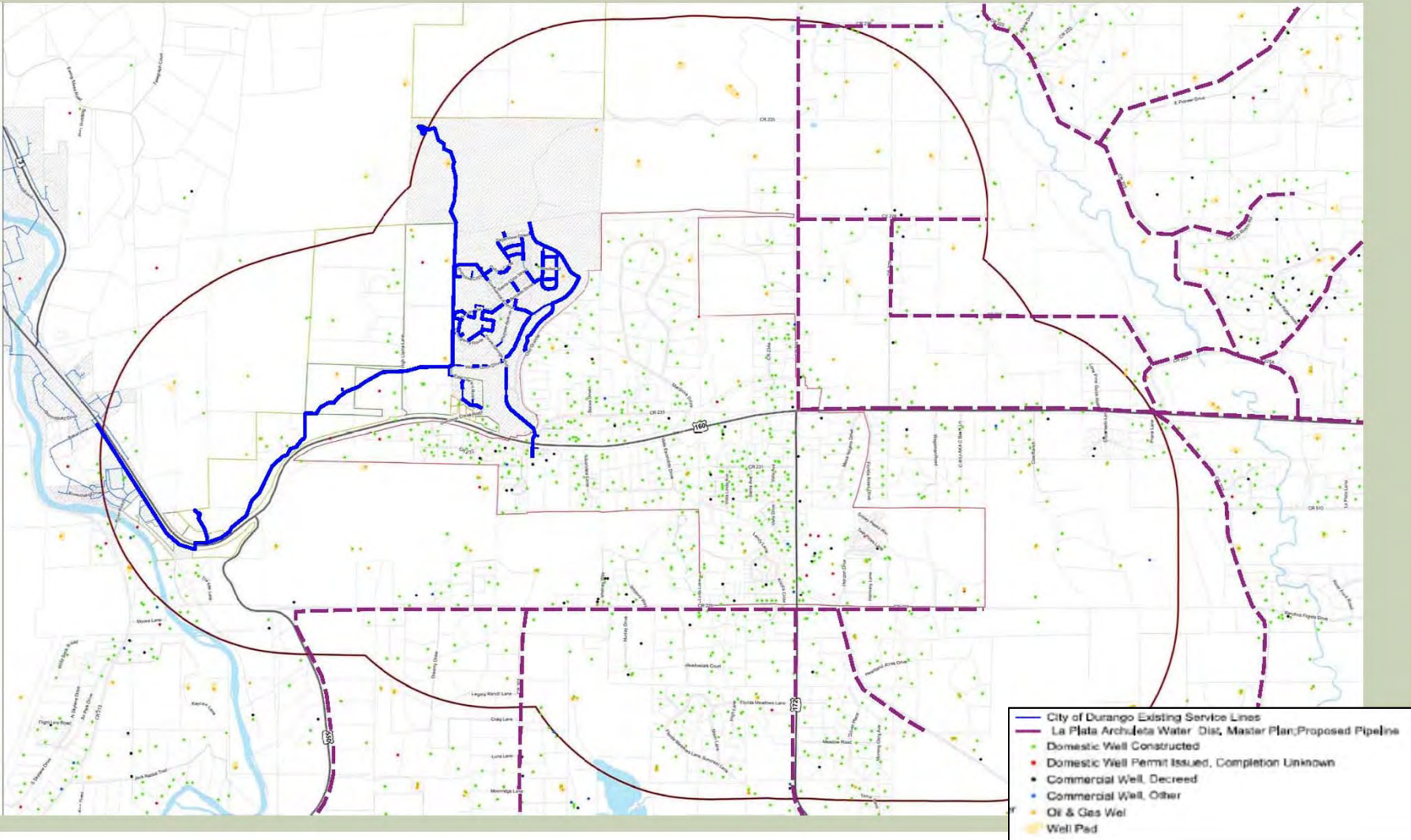
WATER:

- Approximately 740 individual wells are located in the study area.
- By State Law, a Permit Application's impacts are evaluated on an individual basis.
- Recharge from irrigation is the primary source of water in the aquifer.
- La Plata Archuleta Water District expansion planned on Florida Mesa (timing uncertain, service expansion into Tier 3 would require service plan amendment)

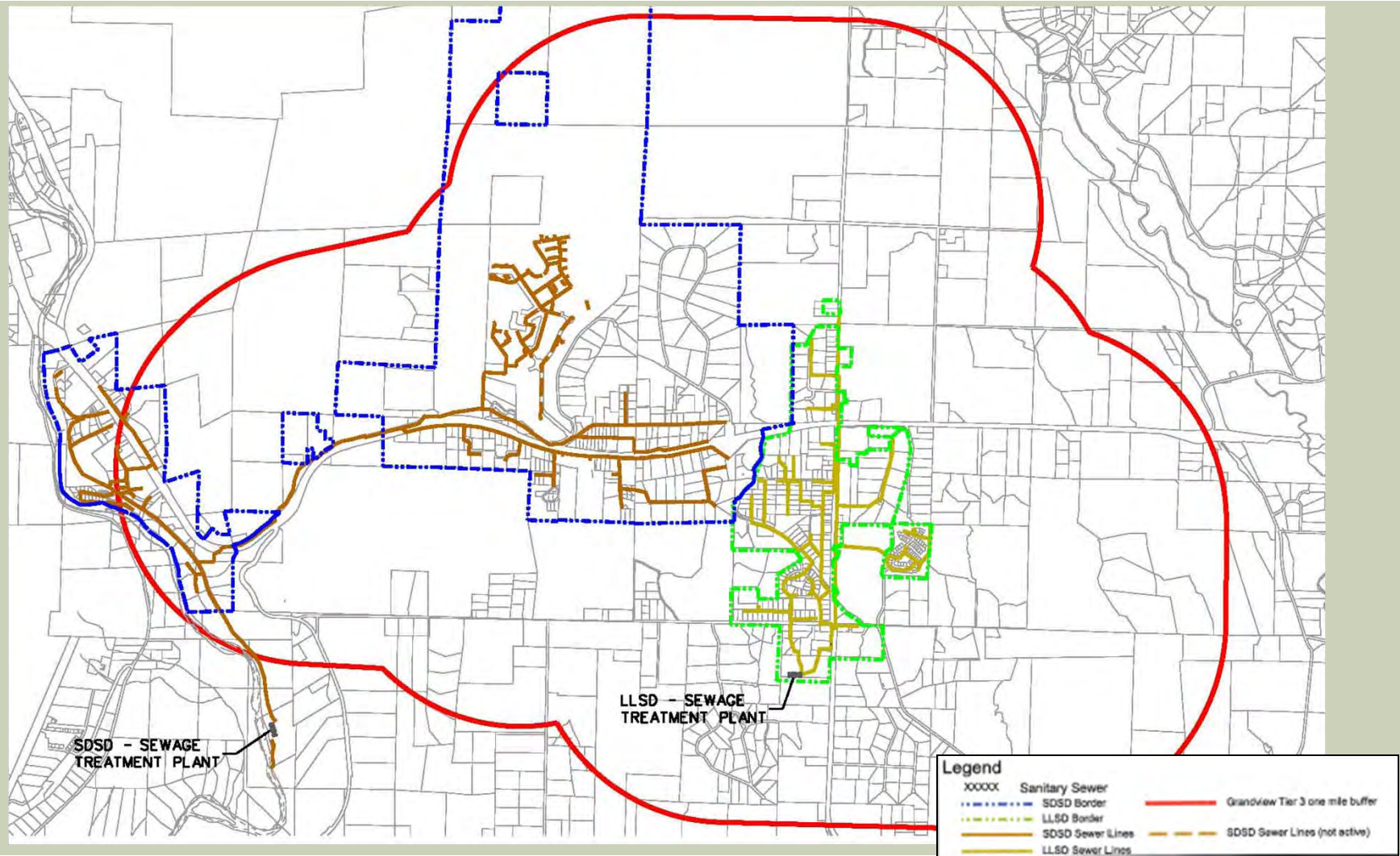
SANITARY SEWER:

- South Durango Sanitation District is at near plant capacity.
- Loma Linda Sanitation District has limited capacity. Substantial new development would require treatment plant construction.
- Infrastructure expansion for both Districts relies on tap fees for funding.

EXISTING AND PROPOSED WATER SUPPLY



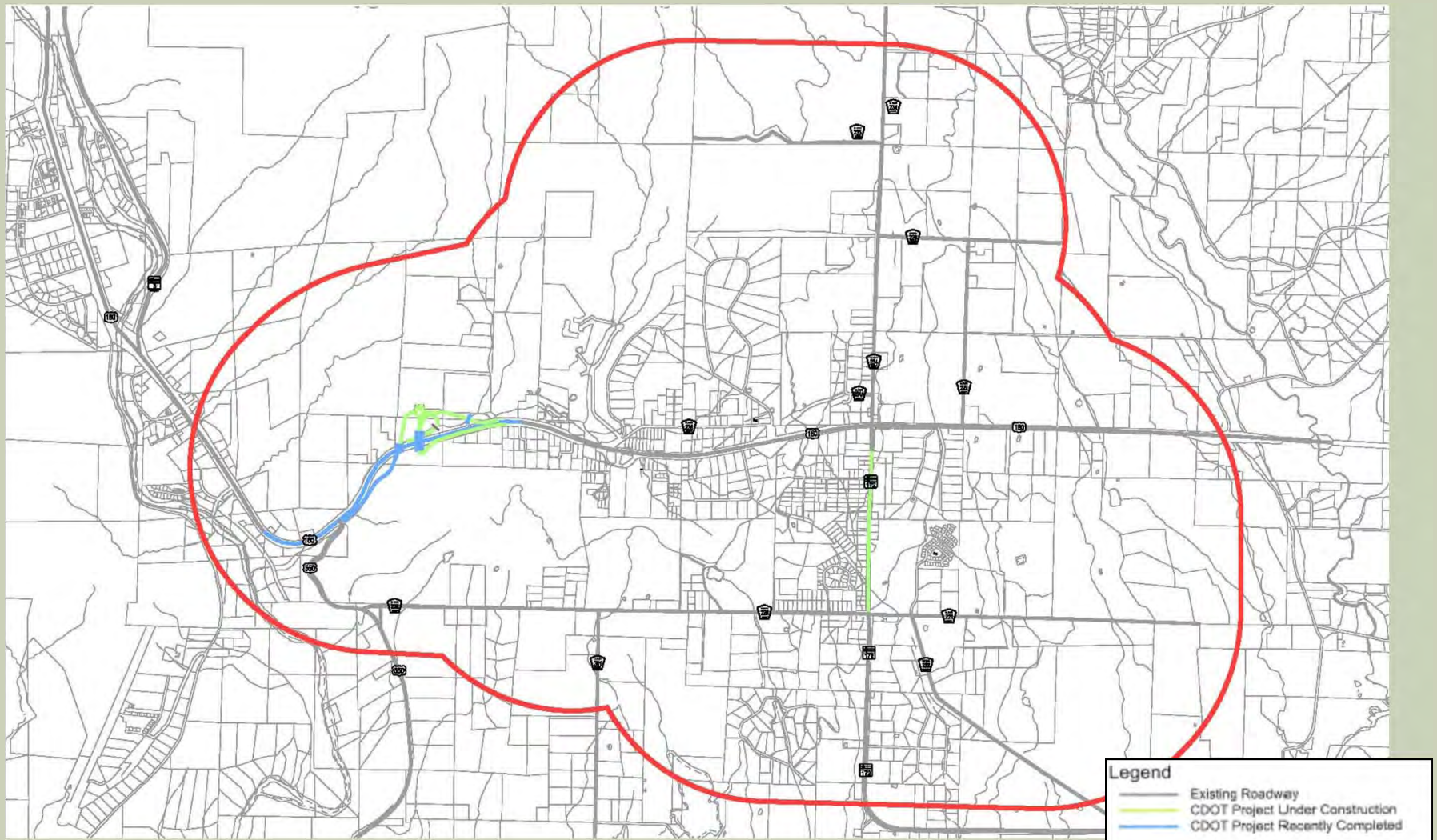
EXISTING SANITARY SEWER



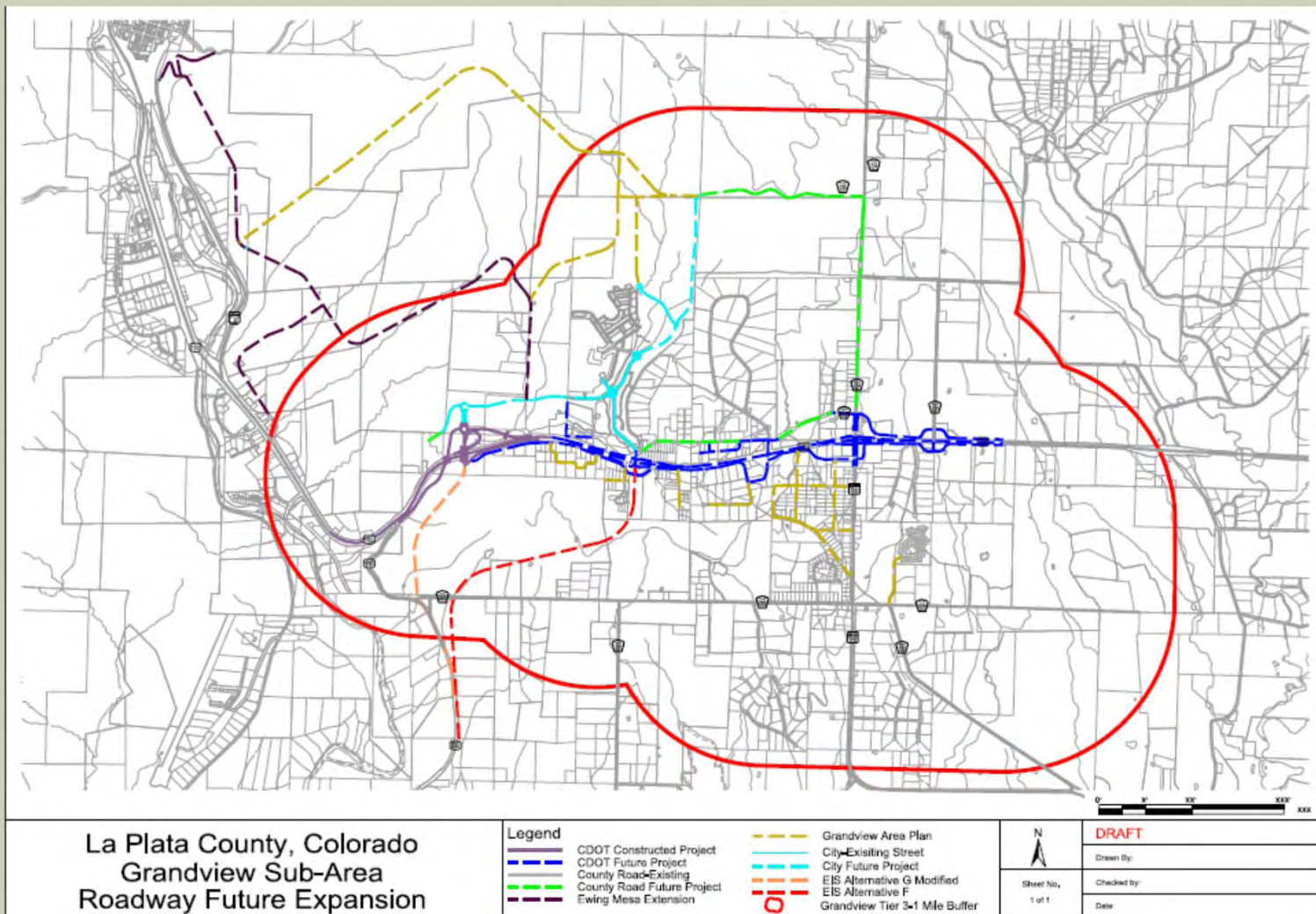
TRANSPORTATION NETWORK

- **CDOT has the authority to review new development(s) for their impacts on the highway**
- **Approximately 89,000 vehicle trips a day are expected on US 160 by 2030 vs. 19,500 today (24,700 seasonal)**
- **CDOT is mandated to protect the traveling public on the State Highway System**
- **Highway expansion project funding is dependent on State and Federal budgeting**

EXISTING TRANSPORTATION NETWORK

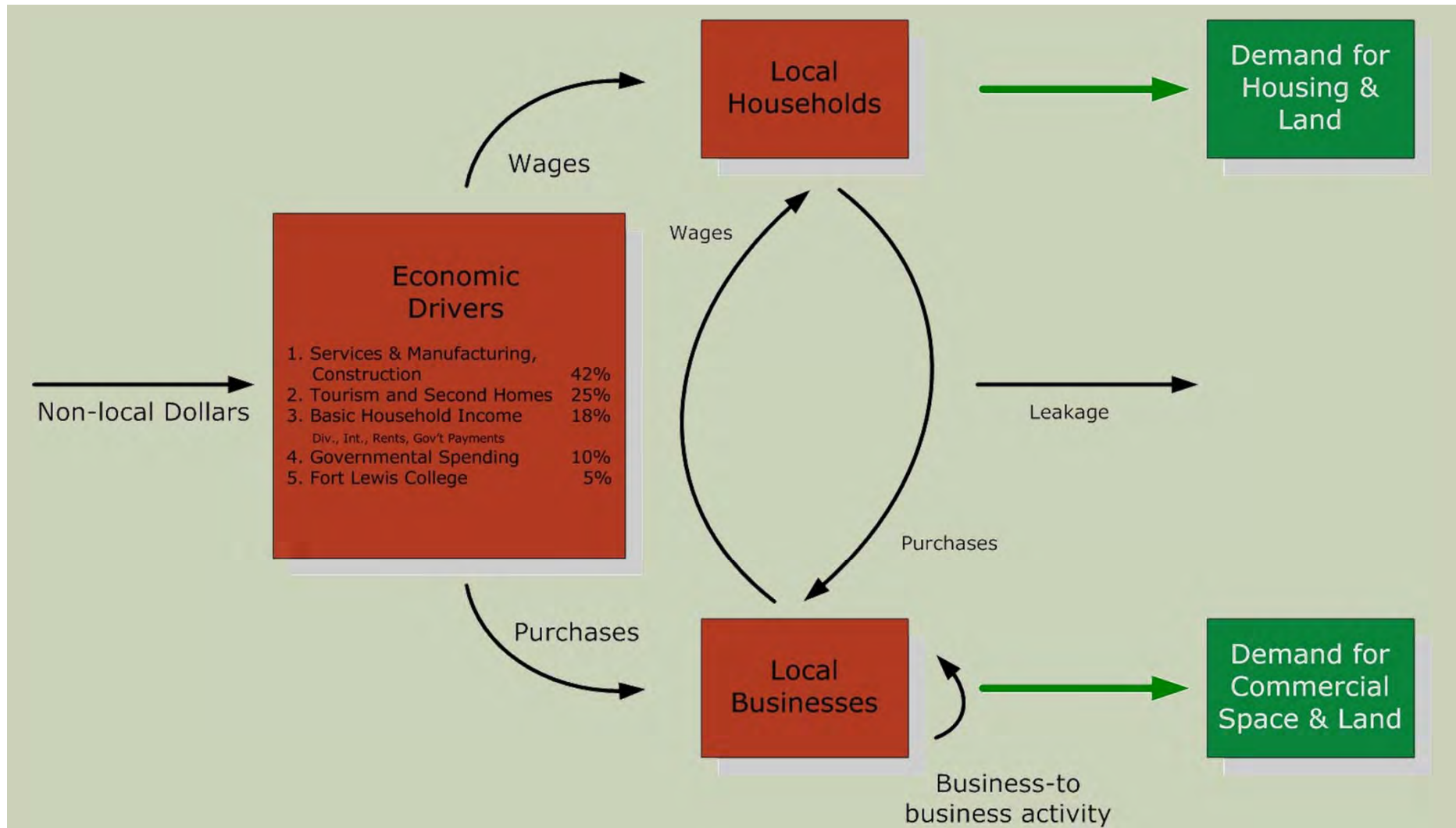


PROPOSED TRANSPORTATION NETWORK



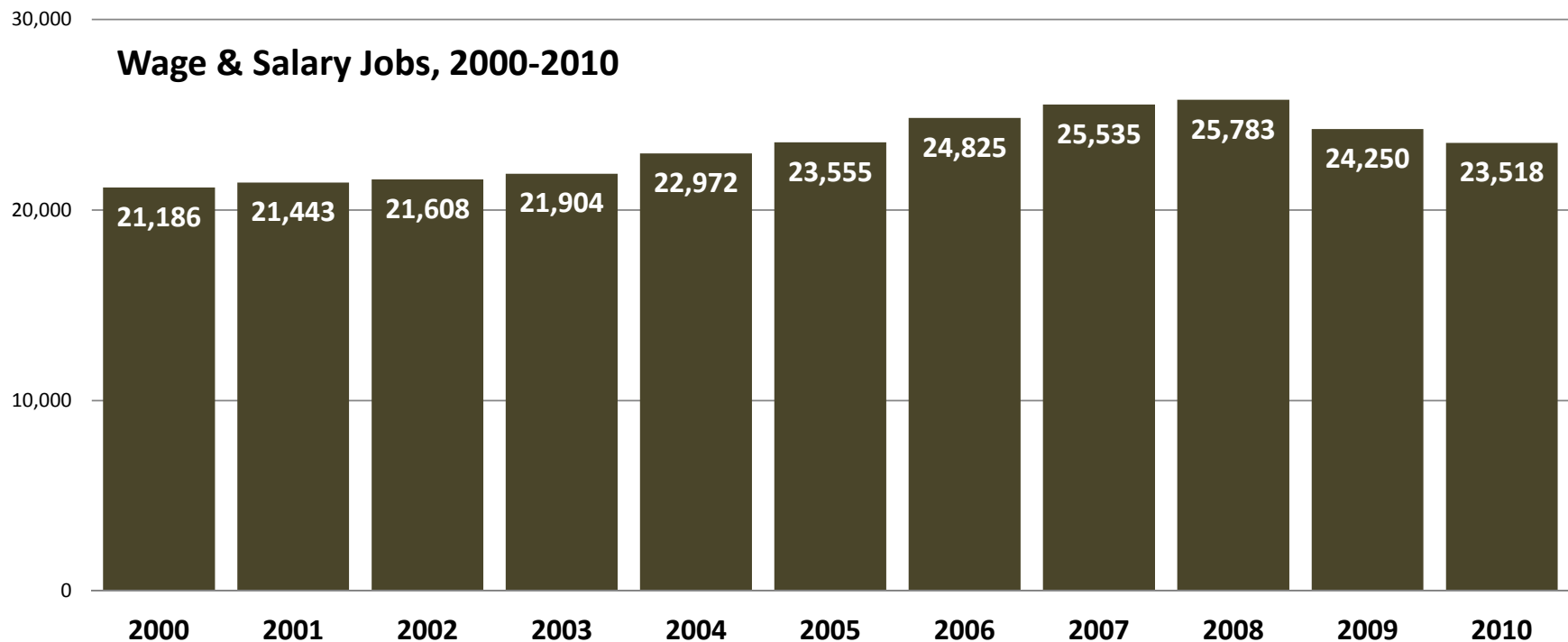
MARKET CONTEXT

Local Economic Framework



Employment Trends

- Net Gain of 2,332 wage/salary positions
- Annual Average Growth of 1.0%

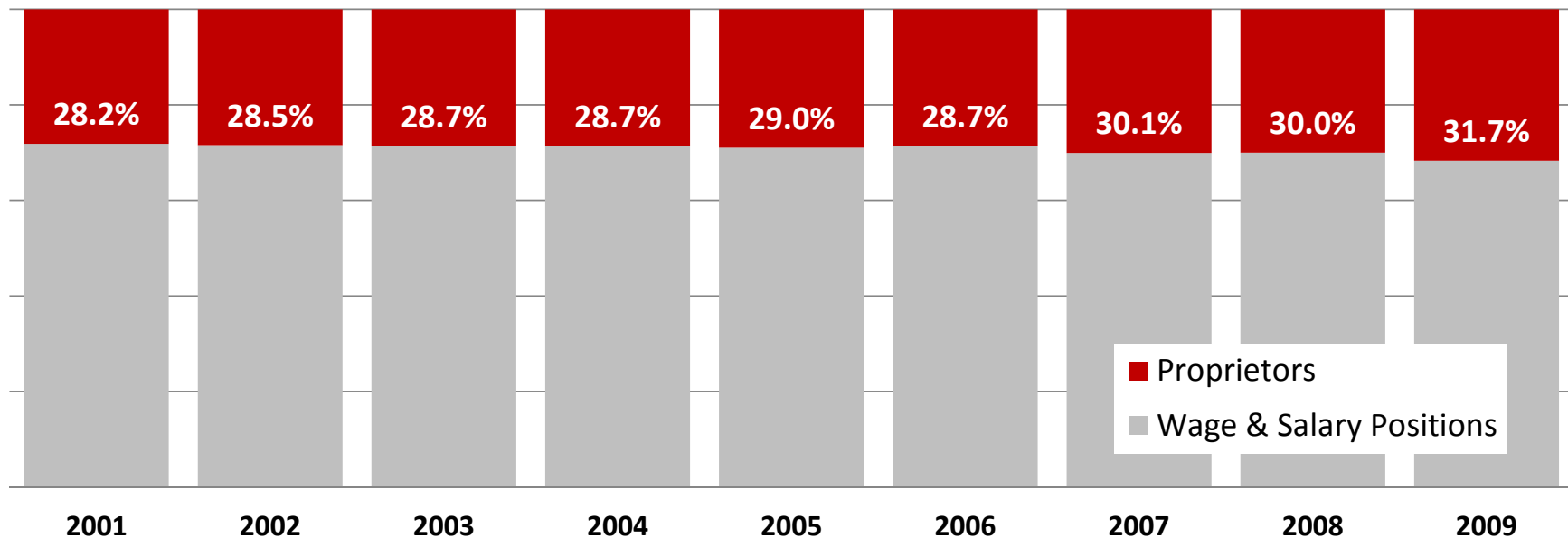


Source: Bureau of Labor Statistics; Economic & Planning Systems

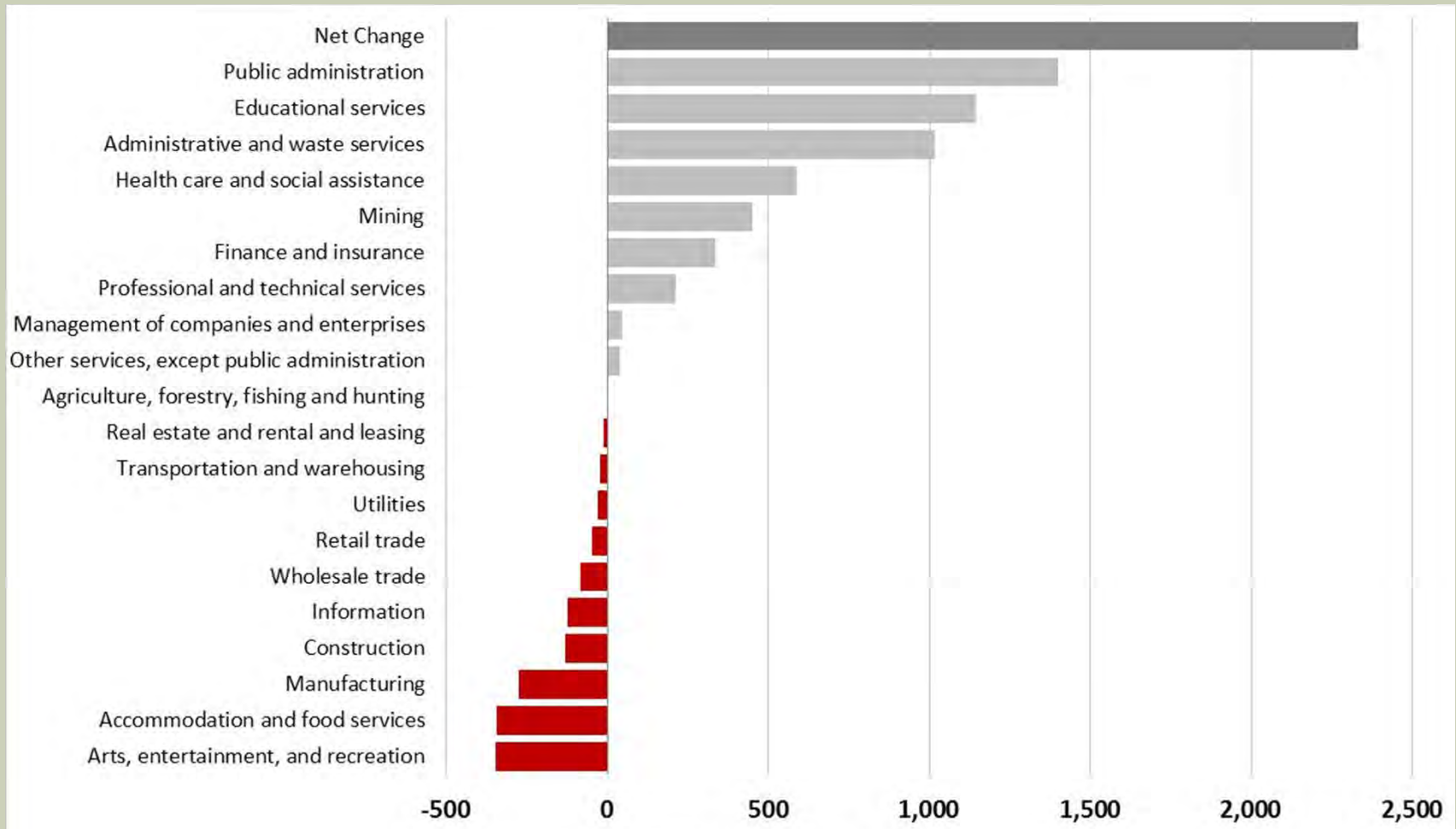
Employment Trends

- Larger Growth in Sole Proprietors than Wage/Salary positions
- Net Gain of 6,002 jobs, when including proprietors with wage/salary positions
- Annual Average Growth of 2.2%

Proprietors Share of Total Employment, 2001-2009



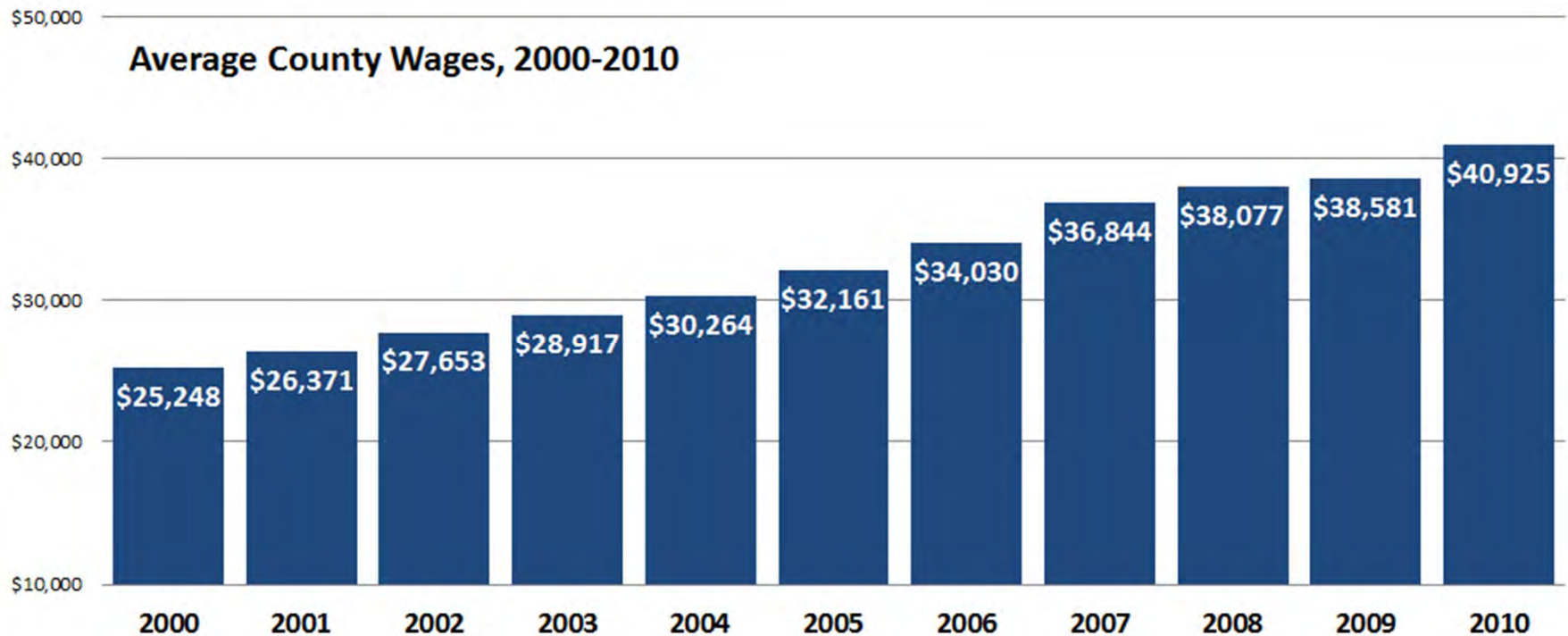
Employment Trends



Source: Bureau of Labor Statistics; Economic & Planning Systems

Employment Trends

- Annual Average Growth of 4.9%
- CPI = approx. 2.4%
- Inflation-Adjusted Wages at approx. 2.4%



Source: Bureau of Labor Statistics; Economic & Planning Systems

Population and Household Growth

	2000	2010	2000-2010		
			Total Change	Ann. Change	Ann. %
Population					
Bayfield	1,549	2,333	784	78	4.2%
Durango	13,922	16,887	2,965	297	1.9%
Ignacio	669	697	28	3	0.4%
Unincorporated County	<u>27,801</u>	<u>31,240</u>	<u>3,439</u>	<u>344</u>	<u>1.2%</u>
La Plata County	43,941	51,334	7,393	739	1.6%
Housing Units					
La Plata County					
Occupied	17,426	21,100	3,675	367	1.9%
Vacant	3,440	4,760	1,321	132	3.3%
For Seasonal Use	2,456	2,930	474	47	1.8%
Other Vacant	<u>984</u>	<u>1,830</u>	<u>846</u>	<u>85</u>	<u>6.4%</u>
Total	20,865	25,860	4,995	500	2.2%

Source: U.S. Census; Economic & Planning Systems

H:\21834-La Plata County Infrastructure Financing Study\Data\21834-Demographics.xlsx\Summary

NEXT STEPS

NEXT STEPS

- **Refine Economic Growth Trends and Development Trends**
- **Develop and Compare Alternative Development Scenarios**
 - Levels of infrastructure services and associated costs
 - What development standards would be associated with each alternative?
 - What are the relative tradeoffs associated with each?