La Posta Neighborhood Meeting

November 7, 2022
1. Why?
2. Context
3. Considerations
4. Maps
5. Stations for Input
6. Conclusion
Why?

- Lack of developable land served by City services is causing multiple community issues, i.e. employment growth, housing, transportation challenges, etc.

- Strategic provision of public services is a primary way to stimulate private investment and expand opportunities.

- Generally, the City is best equipped to facilitate, govern, and provide services for complex, mixed use developments.

- Community leaders are expected to anticipate problems and proactively advance solutions, not just wait and respond.

- “Us vs. Them” mindset will not solve problems; partnerships are needed.

- Approach should enable incremental & adaptive development.
Strategic Expansion Areas

- La Posta
- Three Springs – Village Two
- Durango Mesa
Strategic Expansion Areas

Supported by:

- City Strategic Plan
- La Plata County Compass (Strategic Plan)
- Alliance 3-Year Workforce Housing Investment Strategy
- Multiple Community Priorities

La Plata County optimizes partnerships with other governments and stakeholders to foster a diverse and stable economy.

La Plata County guides sustainable development in a way that is symbiotic with local municipalities, neighborhood communities and sovereign nations.
26 properties being evaluated for annexation
19 owners
Approx. 500 acres
• Changes discussed for many years & desired by many landowners.

• Current direction aligns with community goals & objectives.

• Some adjacent residential property owners concerned about impacts.

• Must factor in broader community perspectives.

• Large amount of time spent on hearing perspectives and considerations.
Considerations

• Interface Areas (1.87 miles)
  • Density
  • Buffers
  • Types of housing & design
• Traffic
• Construction Impacts
• Compliance with City standards
• Wildlife
• River Access
• Tree Preservation

‘…we support development which is thoughtful and consistent with the quality and character of our neighborhood.’
**Proposed Land Uses**

- **148.5 acres** of Residential
- **52 acres** of Mixed Use
- **166.7 acres** of Commercial/Industrial
- **88.8 acres** of Open Space

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### Maps

#### Existing

- **58%** Open Space
- **14%** Residential Medium
- **9%** Residential High
- **10%** Residential Low
- **2%** Residential Large Lot
- **1%** Mixed-Use
- **5%** Mixed Commercial / Light Industrial
- **2%** Right-of-Way

#### Proposed

- **34%** Open Space
- **19%** Residential Medium
- **18%** Residential High
- **7%** Residential Low
- **5%** Residential Large Lot
- **6%** Mixed-Use
- **11%** Mixed Commercial / Light Industrial
- **6%** Right-of-Way
**Proposed Land Uses**

- 148.5 acres of Residential
- 52 acres of Mixed Use
- 166.7 acres of Commercial/Industrial
- 88.8 acres of Open Space
La Posta Area Multi-Pronged Approach

- Public Infrastructure Investment
- Plan Updates
- Urban Renewal Financing
- Private Development
- Annexation
La Posta Road: Design Project
- Roughly 2.75 Miles of Design
- Archeological Study
- Geotechnical Study
- Traffic Impact Study
- Phasing Plan
La Posta Road – Cross Section
## La Posta Road: Schedule

### Proposed Timetable

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<th>TASK</th>
<th>RESPONSIBLE PARTY</th>
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Infrastructure
- SDSD Sewer Option
- Large, High Pressure Water Main extended to Air Park Mesa
- Sub-standard County road & intersections
- No pedestrian or multimodal facilities
- No public space
Stations
- Land Uses
- Infrastructure
- Interface Areas

20-30 minutes then regroup to conclude.
Next Steps

- Neighborhood Follow-Up Meeting (November)
  - Draft City/County La Posta IGA regarding process and funding commitments.
  - Manage design/engineering services contracts.
  - Finalize Future Land Use Map and initiate public hearings.
La Posta Neighborhood Meeting

November 7, 2022