La Posta Area Update

County Commissioner & City Council Joint Meeting

January 23, 2023
Why?

• Lack of readily developable land served by City services is causing multiple community issues, i.e. employment growth, housing access, transportation challenges, etc.
  • This Area is one of the ‘Big Idea’ regional projects that can have a transformational impact.
• Strategic provision of public services is a primary way to stimulate/guide private investment and expand opportunities.
• 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.
  • Large infrastructure needs and multiple property owners necessitate collaboration and public investment.
• Approach should enable incremental & adaptive development.
Strategic Expansion Areas

Supported by:

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

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

**SUSTAINABLE DEVELOPMENT**
La Plata County guides sustainable development in a way that is symbiotic with local municipalities, neighborhood communities and sovereign nations.
La Posta Area - Context

- 26 properties being evaluated for annexation
- 19 owners
- Approx. 500 acres
- Most likely phased
La Posta Area - Context

- 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.
La Posta Area
Multi-Pronged Approach

- Annexation
- Public Infrastructure Investment
- Area Plan Updates
- Urban Renewal Financing
- Private Development

Updates
La Posta Area
Multi-Pronged Approach

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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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La Posta Area
Multi-Pronged Approach

Annexation
Public Infrastructure Investment
Plan Updates
Urban Renewal Financing
Private Development

Updates
• Property owner support.
• Will help clarify review process.
• Fiscal and service impact analysis has begun.
• May be done in multiple phases.
La Posta Land Use Map Updates & Annexation

✓ Update to Board of Commissioners and City Council (1/23/23)
  • Informal Update to Planning Commission (1/23/23)
  • Final Neighborhood Meeting (February)
  • PC Public Hearing (March)
  • City Council Public Hearing (April)

  **Map Updates Approved. Annexation Initiated.**

  • Gather Annexation Petitions from Property Owners.
  • Draft Annexation Impact Report and Prepare Surveys.
  • City/County IGA on annexation terms, road maintenance, infrastructure, etc.
  • PC and Council Hearings on Annexation.
La Posta Area
Multi-Pronged Approach

- Public Infrastructure Investment
- Annexation
- Area Plan Updates
- Urban Renewal Financing
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**Infrastructure**

- Large, High Pressure Water Main extended to Air Park Mesa
- Sub-standard County road & intersections
- SDSD sewer treatment capacity is sufficient
- No pedestrian or multimodal facilities
- No public space
La Posta Road Design Project

- Jointly funded
  - $450K from City
  - $125K from County

- 2.75 miles of roadway

- Deliverables:
  - Engineered construction plans
  - Engineer’s Cost Estimate
  - Archeological Study
  - Geotechnical Study
  - Traffic Impact Study
  - Phasing Plan
La Posta Road – Traffic Study & Design
La Posta Area – Sewer Study

- Conceptual Sewer Alignment and Phasing Plan completed in May 2020.
- Jointly funded by City, County, and Alliance.
- SDSD indicates they have capacity to service this area, but service area expansion is not supported.
- Key element is river crossing to serve west side of the river.
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La Posta – Next Steps

Next Steps

• Final Neighborhood Meeting (February)
• Finalize Future Land Use Map and initiate public hearings.
• Draft City/County La Posta IGA regarding process and funding commitments.
• Manage design/engineering services contracts.
• Draft Annexation Petitions for landowner review.
• Draft Annexation Impact Report and prepare surveys.
• Annexation public hearings.
• Pursue funding for infrastructure construction.