Durango Crossings

Development Area & Annexed Properties

- 8.3 acre area south of Florida Road & CR 250 intersection.
- 16 total parcels, 11 city-owned.
- Even addresses between 1480 and 1540 will be part of the development.

Notable Features
- 149 residential units
  - 60 apartments
  - 89 condos and townhomes
- 50% of the units will be deed-restricted for 70-120% AMI households
  - 50% minimum may increase if additional outside funding is secured
- Intersection, access, and road improvements constructed by developer.
- Mixed-use building with neighborhood-serving commercial.

Progress and Current Status
- Comprehensive Plan amended.
- Catalyst funding awarded from Regional Housing Alliance ($70,000)

Next Steps
- Initiate Conditions Survey for Urban Renewal Plan Area designation.

Partnership Aspects
- Urban Renewal designation and TIF Agreements.
La Posta Area

Summary and Progress
- La Posta Road Area Plan adopted in 2013.
- Area Plan has not been effective (only one property developed in this Joint City/County area in 10 years.
- Lack of infrastructure and costs have restricted development.
- Original concept was mostly light industrial and heavy commercial. Plan now also includes residential.
- City and County are working together to assist with critical infrastructure designs.
- Group of landowners is aligned and supportive.
- South Durango Sewer District has capacity to provide sewer treatment.

Community Benefits
- Logical, efficient extension due to proximity to the City of Durango.
- A contiguous, cohesive area of 300+ acres along 1.2-miles of La Posta Road.
- 100+ acres of critically needed light industrial and commercial property.
- Possibility of more than 500 housing units.
- Job growth from the development and business growth.

Progress & Expenditures
- City contributed $450K and County contributed $125K towards traffic studies and construction plans for La Posta Road along with sewer and water mainline infrastructure design.
- Conceptual agreement between City, County, South Durango Sanitation District (SDSD), and landowners that annexation is the preferred path forward.
- Multiple conversations with Tribal Council and staff regarding logistics and benefits of annexation.
- Held five neighborhood meetings and adjusted land use maps to address identified concerns.

Current Status
- Continuing to develop infrastructure designs and determine appropriate phases.
- Determining appropriate arrangement with SDSD regarding wastewater treatment.

Next Steps
- Continue coordination with all affected entities including SDSD, SUIT, 9R, and others.
- Receive annexation petitions from the interested landowners and initiate annexation proceedings.
- Draft Joint Resolution regarding intentions and commitments.

Partnership Aspects
- Road ownership/maintenance
- Annexation process
- URA Implementation
- Infrastructure funding
Three Springs

THREE SPRINGS DEVELOPMENT AGREEMENT UPDATE

Terms needing third-party agreement:
• Update the 2005 La Plata County agreement, specifically what is required with CR 235.
• Durango Fire Protection District fee structure.
• Explore partnership with School District and others on land dedication and infrastructure extensions.

Next Steps
• Reach resolution on third-party terms.
• Provide term sheet to attorney’s for drafting of the final agreement.
• Staff review and concurrence of drafted agreement.
• Route through normal Growth Fund and City approval processes.

Progress & Expenditures
• Jointly evaluated changes in the area from 2004 to present regarding traffic, connectivity, facility needs, community priorities, and other factors to inform updates to the Development Agreement (DA).
• Discussed land dedications (115+ acres) and possibility of reconfiguring for housing purposes.
• Three Springs 0.5% Transfer Fee in place and generating housing-specific revenue ($1.1M since 2017).
• Completed a collaborative review and reconsideration of DA terms from Aug 2022 - Dec 2023.
• The City has contributed $70,000 towards the review and update of the Development Agreement. The City has also committed $450,000 towards construction plans for the infrastructure necessary to serve Village Two.

Current Status
• Updated City Development Agreement being drafted using agreed-upon terms.
• Conversations with partners on various Agreements and potential amendments to enable Village Two.

Next Steps
• GRVP and City staff review of draft Agreement then advancement to governing bodies.
• Finalize construction plans for necessary infrastructure.
• Continue coordination with 9R on facility planning.

Partnership Aspects
• Seeking infrastructure funding solutions.
• Pursuing justifiable updates to Agreements which impact ability to proceed.