



# PORTFOLIO OF OPPORTUNITIES

This document has been prepared to aid the Durango Renewal Partnership Board in giving direction to staff on which potential Plan Areas should be prioritized for near-term completion versus longer-term analysis. Once staff gets direction from the Board, we will begin working with our partners to create the statutorily-required documents to enable URA activities and undertakings in the highest priority area(s).

## VISION

A **flourishing community** comprised of **diverse, attractive & thriving hubs** of activity shaped by **public-private partnerships**

## MISSION

The Durango Renewal Partnership **facilitates reinvestment** in underutilized areas to **address community priorities & create thriving places.**

## POTENTIAL PLAN AREAS

- 1) MidTown
- 2) RiverSouth
- 3) College & 8th
- 4) Camino Del Rio
- 5) North Main
- 6) Sawmill
- 7) Potential Unincorporated Plan Areas

**Note:** The information presented in this document is solely for discussion and does not represent any final decision or policy direction from the Durango Renewal Partnership Board. The boundaries shown are conceptual and not final. Refinement of all this information will be necessary once policy direction on priorities is given to staff from the Partnership Board. As required by state statute, public noticing and participation will be completed and encouraged prior to final adoption of any urban renewal plan.

# MidTown Plan Area

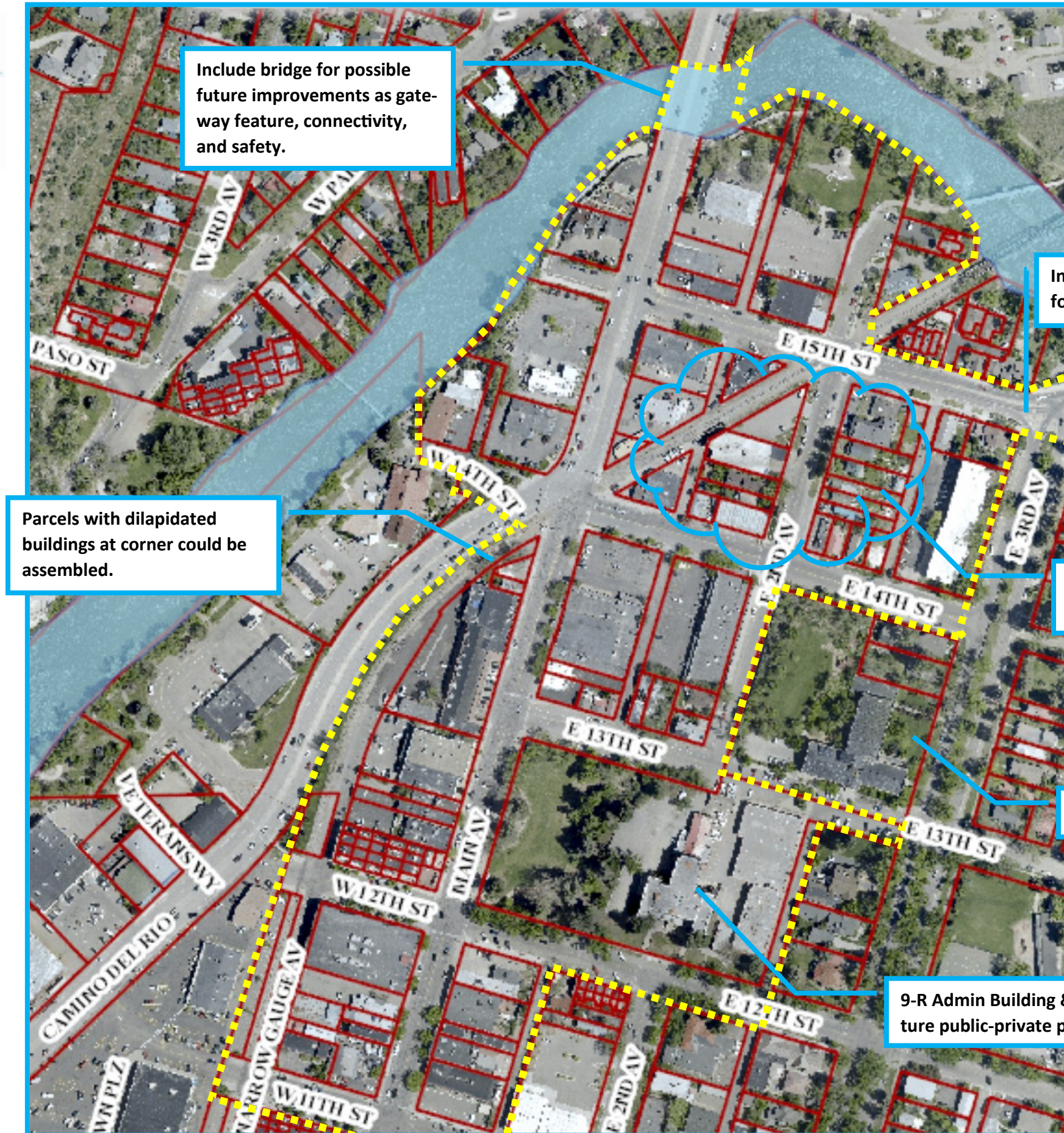
The Partnership can support and shape the future of the 9-R building, incentivize transfer of Buckley Park to City, invest in businesses and properties in mid-town, and improve the North Main/Camino intersection.

## Positives

- Large increment possible from 9-R building change of ownership/use.
- URA tools provide leverage for City acquiring/preserving Buckley Park.
- Properties in northern part of Area are in need of revitalization and assistance. Several property owners have expressed interest in housing development and URA application.
- Camino/Main intersection in need of improvements.
- Opportunity Zone-eligible.
- Could serve as enhanced gateway to downtown from the north.
- Location is desirable for housing and would support downtown businesses.

## Negatives

- Must carefully manage impacts to existing businesses and neighboring residential properties.
- Unknown developer of 9-R and willingness to partner on the project.
- Need clearer vision of character and building type/scale.



Include bridge for possible future improvements as gateway feature, connectivity, and safety.

Include 15th & 3rd Intersection for possible future improvements.

Parcels with dilapidated buildings at corner could be assembled.

This area primed for walkable residential infill development.

Smiley?

9-R Admin Building & Buckley Park for future public-private partnership.



# RiverSouth Plan Area

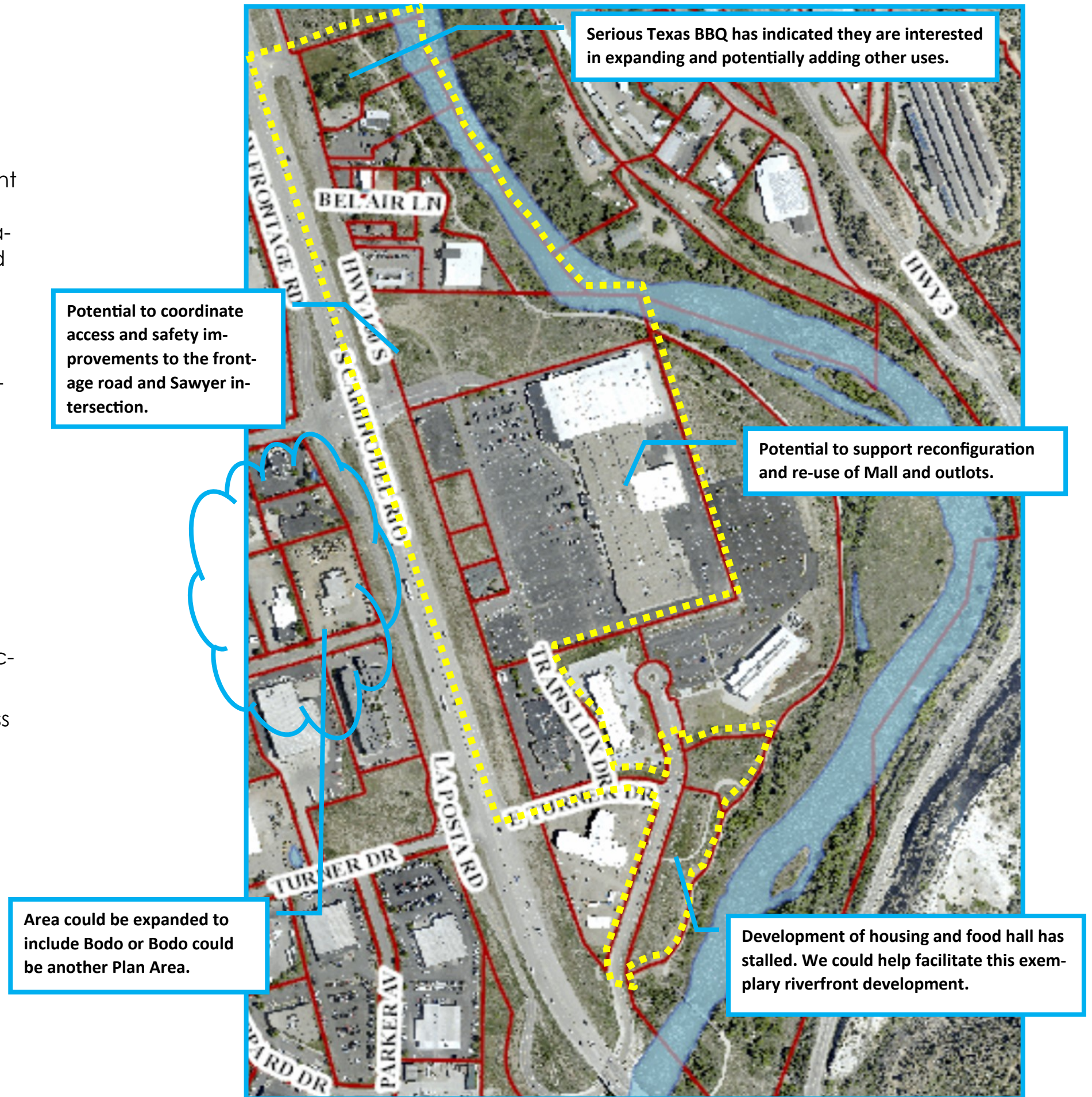
The Partnership can help revitalize the mall and spur investment in surrounding properties. The area could be branded in a way that takes better advantage of the river. Initial conversations with the mall ownership indicates that they are interested in learning more and exploring options for property improvements and redevelopment.

## Positives

- Mall property is a large, underutilized parcel that could support wide range of development options
- Zoning in place for desired land uses.
- Existing infrastructure and utilities.
- No impact to neighboring residential.
- Opportunity Zone-eligible.
- Opportunity to tie into Bodo and support light industrial.

## Negatives

- Existing tenants and lease terms could be problematic in accommodating diverse uses.
- Starting with relatively high assessed value could lead to less increment.



# College & 8th Plan Area

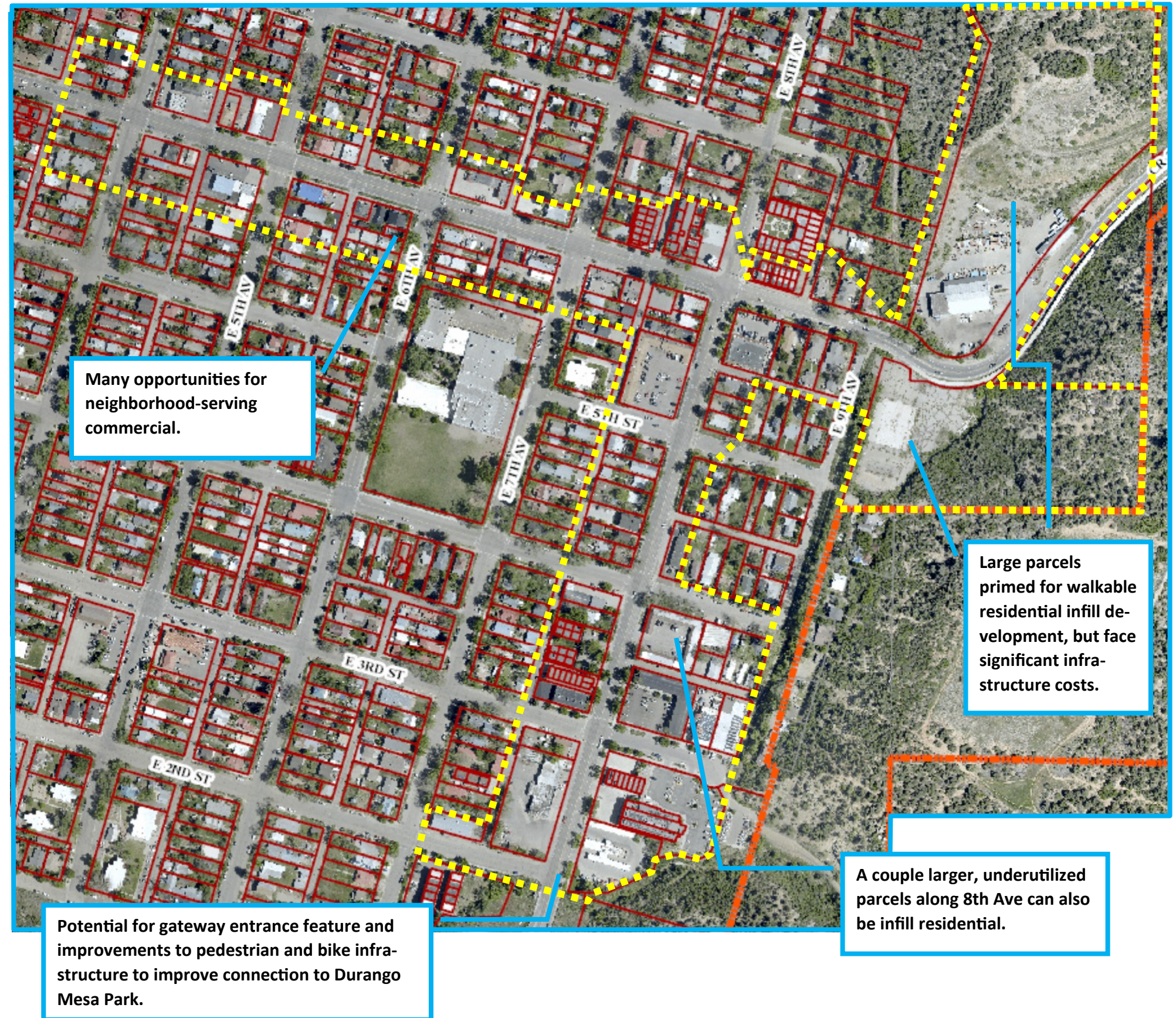
The College & 8th Character District plan is currently under development. There is the potential to create an Area Plan in conjunction with Character District Plan to cast a vision for the improvement of College & 8th district and also provide incentives to make it more feasible.

## Positives

- Many properties and transit facilities are in need of reinvestment.
- Major public investment potentially forthcoming with safety project.
- We can work in conjunction with the Character District plan process which has already collected data and held outreach meetings.
- Locally-owned and operated businesses, providing opportunity for property improvement and small business grant programs.
- Gateway to Fort Lewis and opportunities to partner.
- Prime for housing and mixed-use development.
- Opportunity Zone-eligible.
- Walkable to downtown.

## Negatives

- Must carefully balance impact to adjacent residential and existing businesses.
- Generally these are smaller lots with less potential for major TIF-producing projects.



# Camino Del Rio Plan Area

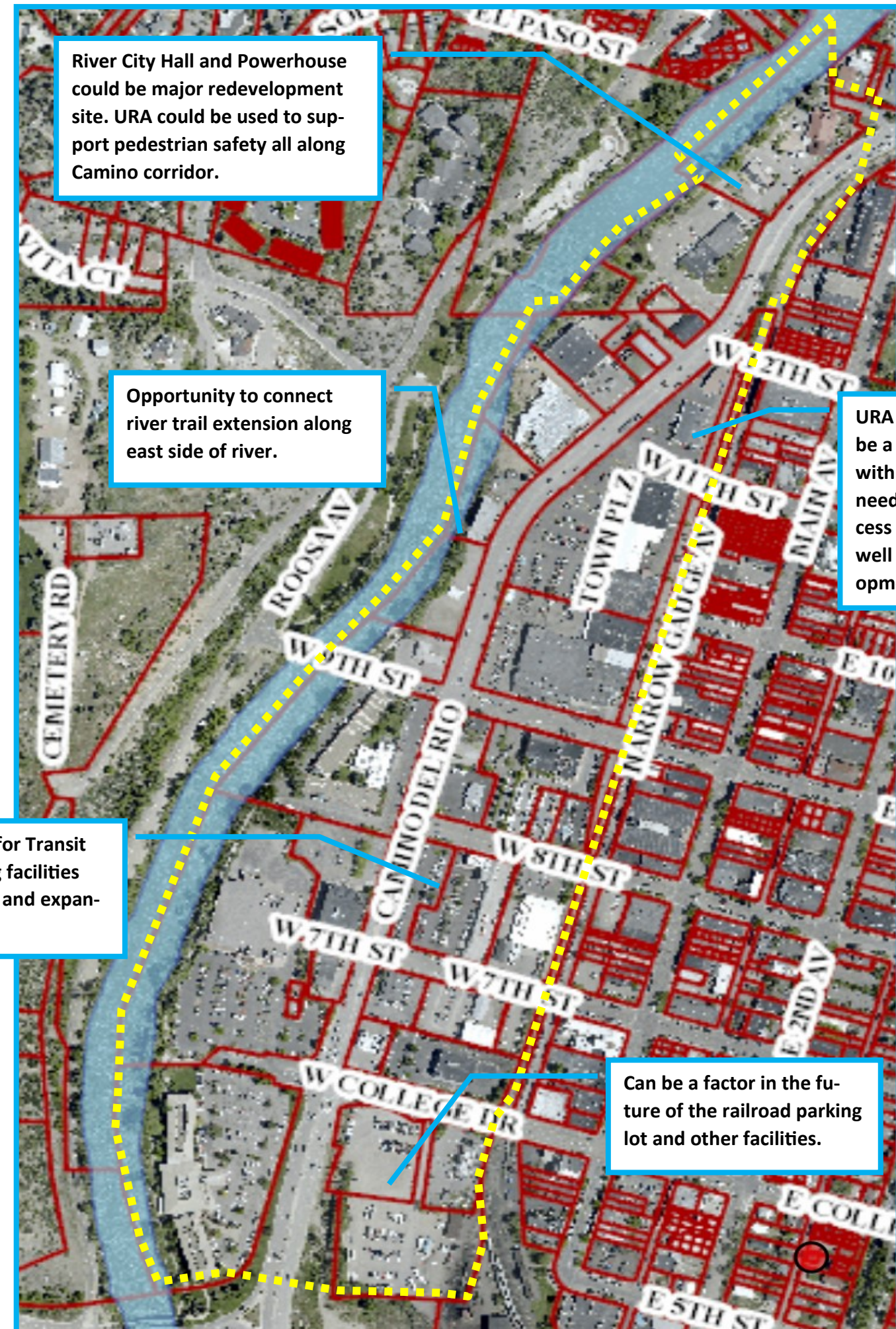
The Partnership can play a major role in stimulating much-needed redevelopment and public improvements throughout the Camino Del Rio corridor.

## Positives

- Large, underutilized lots between our most valuable assets; downtown and river corridor.
- Highly visible and primed for mixed-use and housing development.
- Character District Plan in place.
- High-traffic area that draws both tourists and locals.
- Opportunity Zone-eligible.
- Improvements needed to pedestrian facilities and vehicle safety.
- Transit Center opportunities.

## Negatives

- Must support existing businesses and mitigate impacts of redevelopment/construction.
- Property owner willingness to participate unknown.
- No major project or improvement identified.
- More national and chain businesses.
- High traffic speeds and not currently very walkable.
- State highway designation can impact timeliness of reviews and costs.



# North Main Plan Area

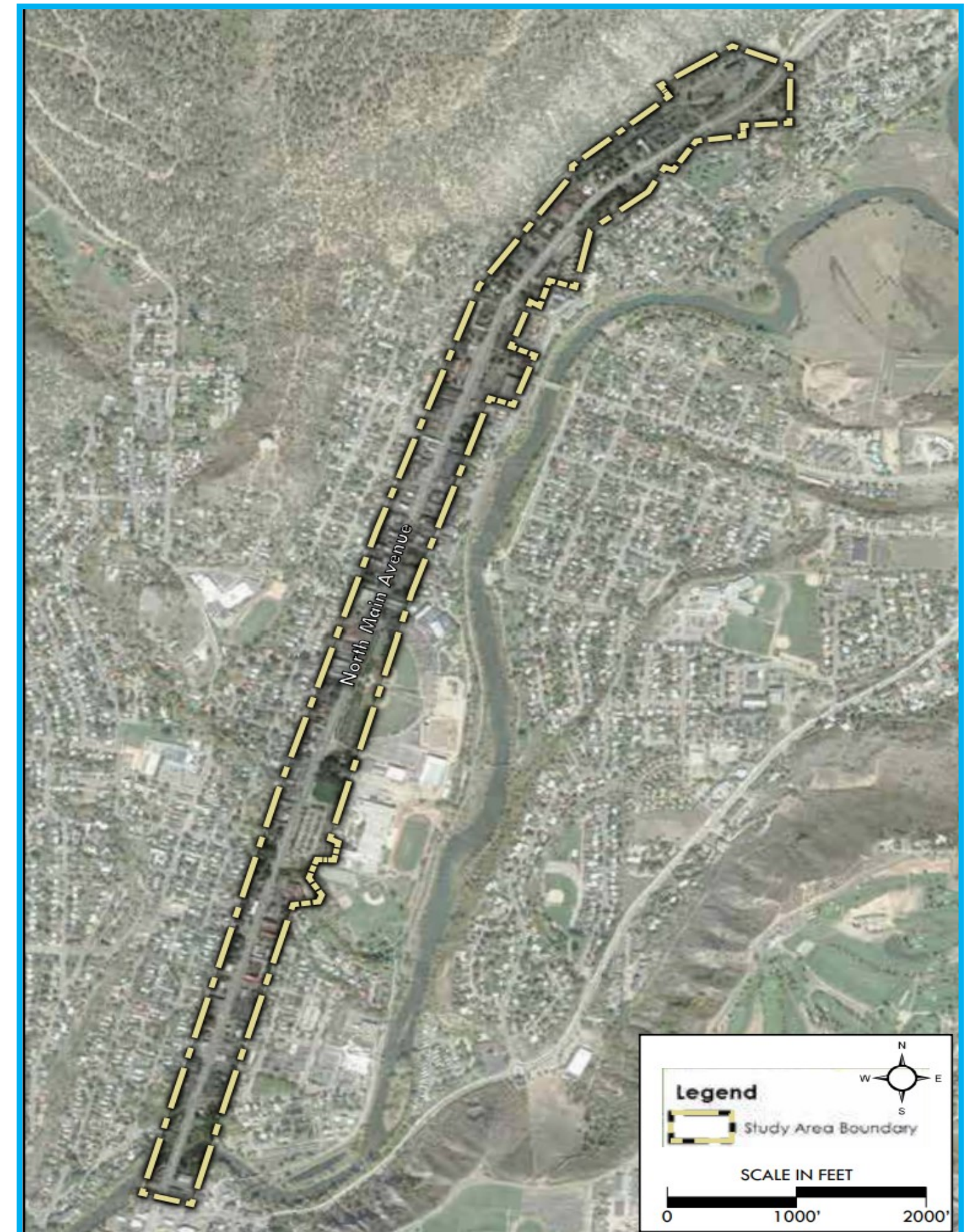
The Partnership can improve and assist in the redevelopment that is already taking place along the North Main corridor. The Partnership would build on the Character District Plan to create an urban renewal plan for the North Main District. UR plans could contain smaller TIF districts in appropriate areas for redevelopment instead of the entire corridor.

## Positives

- North Main Character District Plan adopted with vision for future development.
- Mixed-use and commercial zoning with infill housing opportunities and many residents in close proximity.
- Relocation of Fairgrounds could lead to large increment and huge opportunity to partner on new housing or mixed-use development.
- Area has seen private investment, but still in need of substantial incentives for larger redevelopments.
- Many small, locally owned businesses with distinct character.
- Opportunity for façade improvement and small business grant programs (expanded RE:NEW program?) to support locally-owned businesses.
- Assistance with PIFs and change of use fees could make a big difference for smaller projects.
- Many opportunities for streetscaping, multimodal improvements.

## Negatives

- Large Plan Area and smaller TIF districts creates more work for Assessor, staff.
- Unidentified major project to create TIF (although outreach and marketing can change that). Fairgrounds redevelopment a few years away at best.
- Recent major projects (e.g. Zia) have already been completed. Have we missed the prime window for URA activities?
- State highway designation can impact timeliness of reviews and costs.



# Sawmill Plan Area

The Partnership can support light industrial and commercial development in the Sawmill district. This area can support economic diversification projects in a more timely manner than areas that require annexation.

## Positives

- Large, underutilized lots.
- Good location, access, and proximity to river trail.
- Proximity to Durango Mesa is a major asset.
- Strong TIF potential.
- Warehouse-type buildings can be adapted relatively easily.

## Negatives

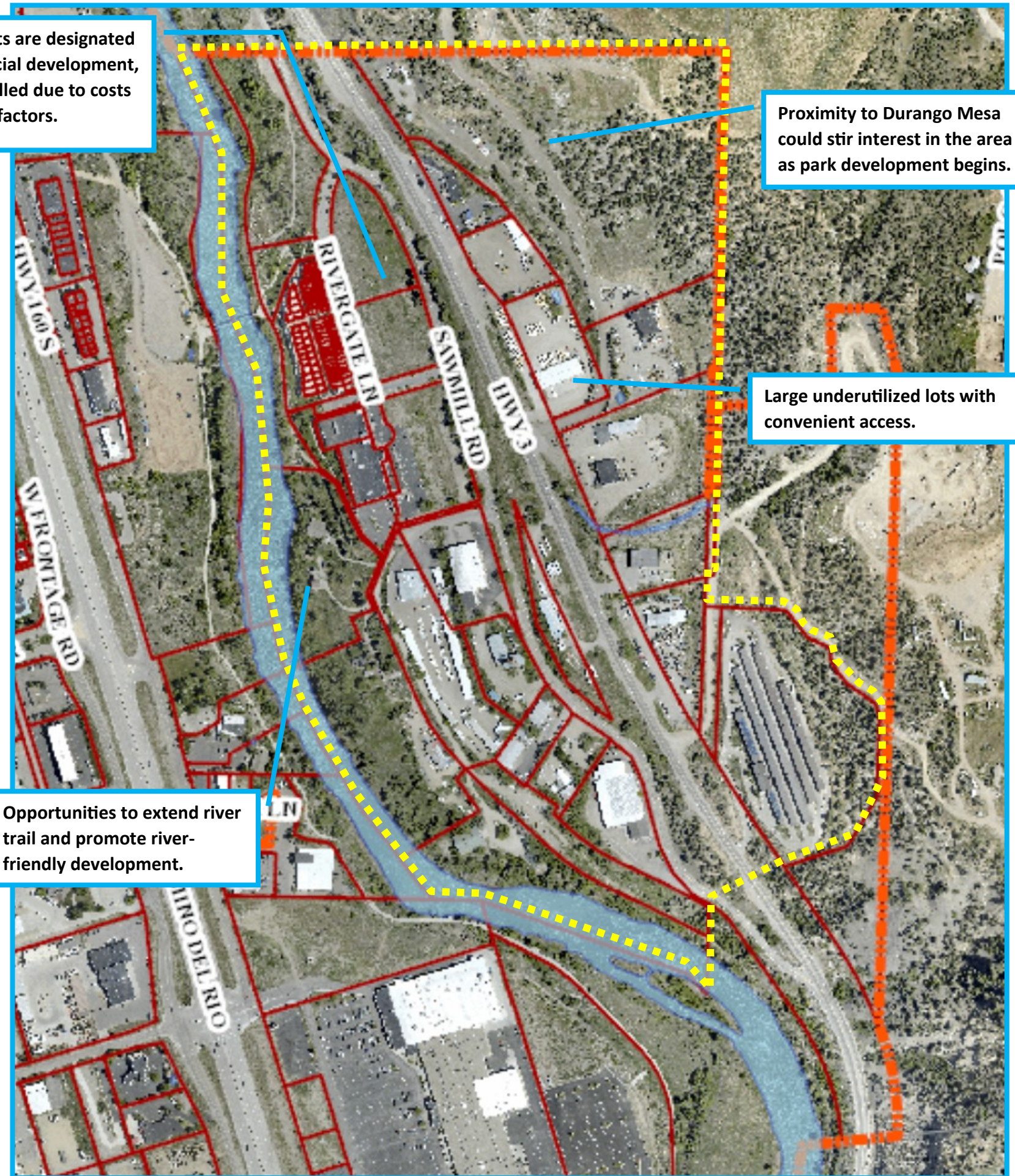
- Topographic issues on east side of Highway 3.
- Unclear vision, in need of character district plan.
- Sentiment among property owners is unknown.
- Status of Highway 3 can be a complicating factor.
- Potential environmental issues.

Rivergate lots are designated for commercial development, but have stalled due to costs and market factors.

Proximity to Durango Mesa could stir interest in the area as park development begins.

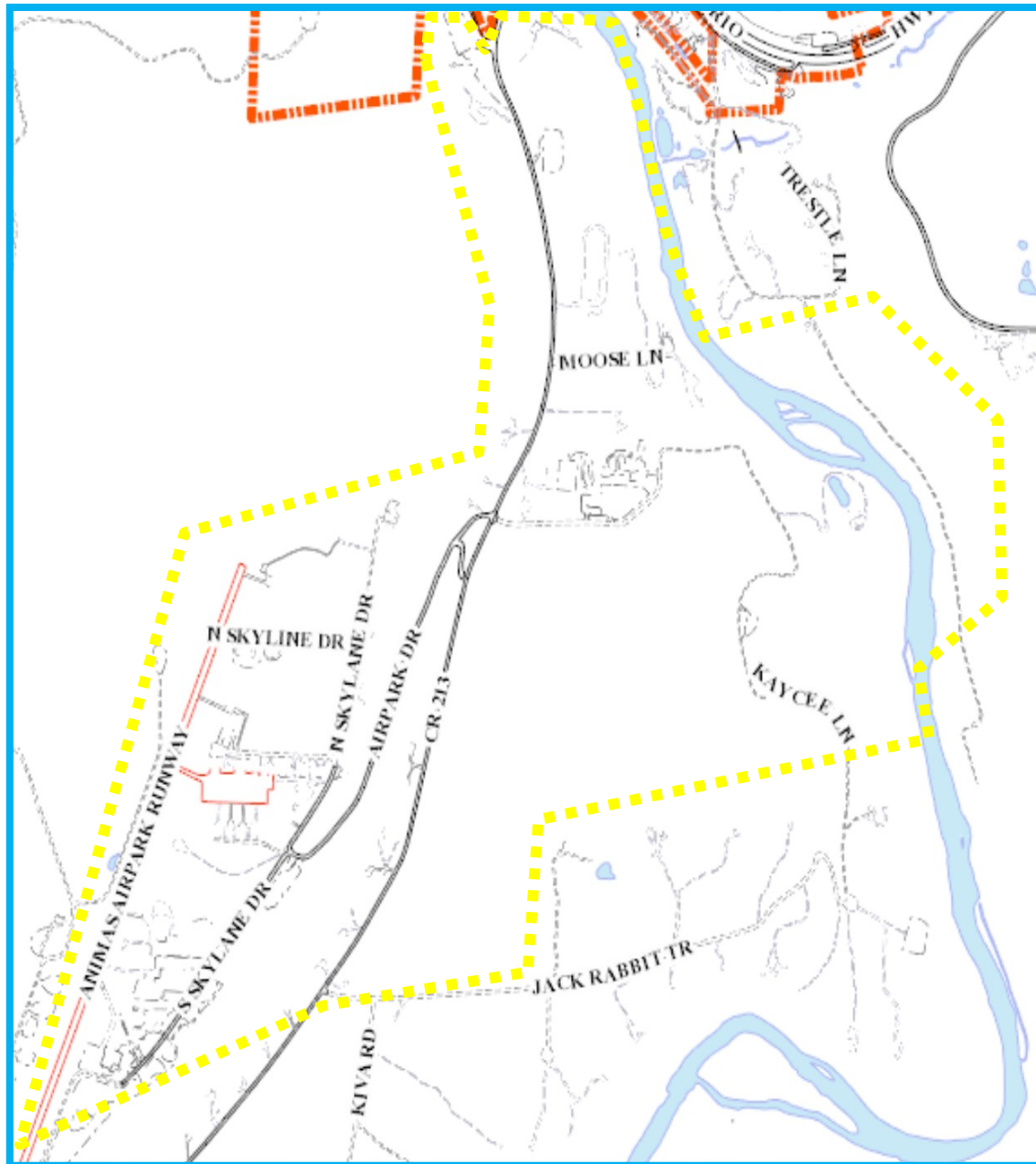
Large underutilized lots with convenient access.

Opportunities to extend river trail and promote river-friendly development.



**Potential Unincorporated Plan Areas:** These two possible Plan Areas are listed separately and less definitively because they are currently located outside City Limits. As we've discussed, it is possible to include areas outside City Limits in Plan Areas, but the process is significantly more complex. More discussion and policy direction is needed from elected officials regarding the future of these areas and the best ways to facilitate and manage development in these areas. In order to facilitate short-term success, staff is recommending that the Partnership get started on an Area that is currently in the City Limits.

## La Posta Road Plan Area



## Grandview Plan Area

