

MANCOS PROFILE



Town of Mancos
ECONOMIC DEVELOPMENT
Doing Business in Mancos

CHALLENGE STATEMENT

The Town of Mancos is a small town in the beautiful southwest corner of the state that is beginning to feel the growth pressure coming to the region. There has been limited commercial development interest in the town in the past decade. The Town would like to develop a process to work with and understand developer's needs and establish public-private partnerships.

COMMUNITY NEEDS

The Town would benefit from identifying catalyst sites that can spur momentum for redevelopment of existing sites. The Town currently doesn't have a process to facilitate and invite development and redevelopment. The top challenges are:

- Transient working population/out-migration
- Seasonal economic resiliency
- Costs of development (land, infrastructure, building)

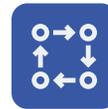
INCENTIVES

- ✓ Housing
- ✓ Partnership
- ✓ Fast Processes
- ✓ Tax Increment
- ✓ Grants
- ✓ Infrastructure



Demographic Snapshot

- Total Population | 1,233
- Median Income | \$63,185
- Education Level | ~15-20% Bachelors + Grad



Business Mix

The City's main employers are tourism, creative industries, outdoor recreation.



Leadership Goals

- Workforce Housing (affordable/middle income)
- Main street business development
- Light Industrial/Manufacturing Space



Financial Support

- Fee waivers for deed affordable housing meeting and
- Tax rebates for commercial development based on job creation.



Housing Needs

- Low and middle income housing
- Mixed-development



Community Partners

- Local Investors
- Mancos Creative District
- Mancos Valley Chamber of Commerce

COLORADO CHALLENGE

FROM DOWNTOWN COLORADO, INC

MANCOS CAPACITY ASSESSMENT

COMMUNITY RESULTS

Community Capacity Assessments provide a perspective combining community member perspectives, empirical data, and objective results accomplished by the community **rated from 1-9**.

Communities naturally range across the spectrum, but growth should focus on each area relatively evenly, rather than have one dimension far from the rest.

HOW DO YOU COMPARE?

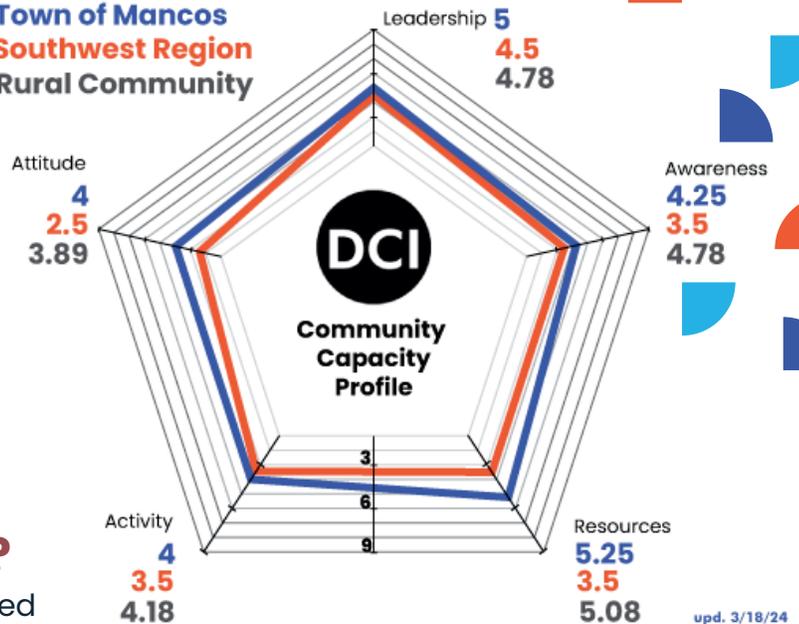
Mancos is at or above the reported capacity of several factors for both the southwestern region of Colorado, and small towns across the state. Leveraging this capacity can prepare the town to take advantage of several development opportunities.

TRAINING TIMELINE

- Investment Ready Project
- Components that Make or Break a Project
- Define the Strategy
- Shaping Policy
- Financing the Project
- Creative Capital Stack
- "Smart" Redevelopment
- Small but Mighty

Serve on the Community Team at IN THE GAME

Town of Mancos
Southwest Region
Rural Community



Attention has turned to southwest Colorado and the town is trying to prepare for "smart growth", taking advantage of key development options.

ACCOMPLISHMENTS

- ✓ Streamlined review process
- ✓ Facade and business incentive grants
- ✓ Infrastructure + sidewalk support

NEXT STEPS

- ✓ Feasibility Tetrad Review
- ✓ Policy Review Framework
- ✓ Action Planning



PROJECT OVERVIEW

Click here for [Property Information](#)



HISTORY

Development of this multi-use site was approved in a 2009 subdivision master plan application



VISION

This multi-use site was identified in the 2023 Mancos Comprehensive Plan as preferred area for development



PARTNERS

- Mancos Valley Chamber of Commerce
- Mancos Creative District
- Mancos United and other non-profits
- Region 9 EDD

LIFESTYLE: TRADITIONAL CULTURES MEET THE MOUNTAINS

Mancos is a singular destination for those who want to experience a high quality of life, a lower cost of living, and work-life balance nestled in the beautiful La Plata Mountains of Southwest Colorado.

Known as the Gateway to Mesa Verde®, Mancos is just seven miles from the entrance to the national park. The surrounding vast public lands provide opportunities for skiing, fishing, hiking, biking, rafting, and horseback riding are all within easy access.

HOW TO BE INVOLVED?

Community members can meet developers and get involved by attending bi-weekly Board of Trustee meetings and Planning & Zoning meetings once a month. For information visit the [Town of Mancos website](#) or contact the Community and Economic Development Department at 970.394.4780

● **RETAIL DATA**
[2022 Retail Leakage Report](#)

● **ECONOMIC STRATEGIC PLAN**
[2019 Mancos Economic Development Strategy](#)

● **HOUSING**
[2017 Mancos Housing Needs Analysis](#)

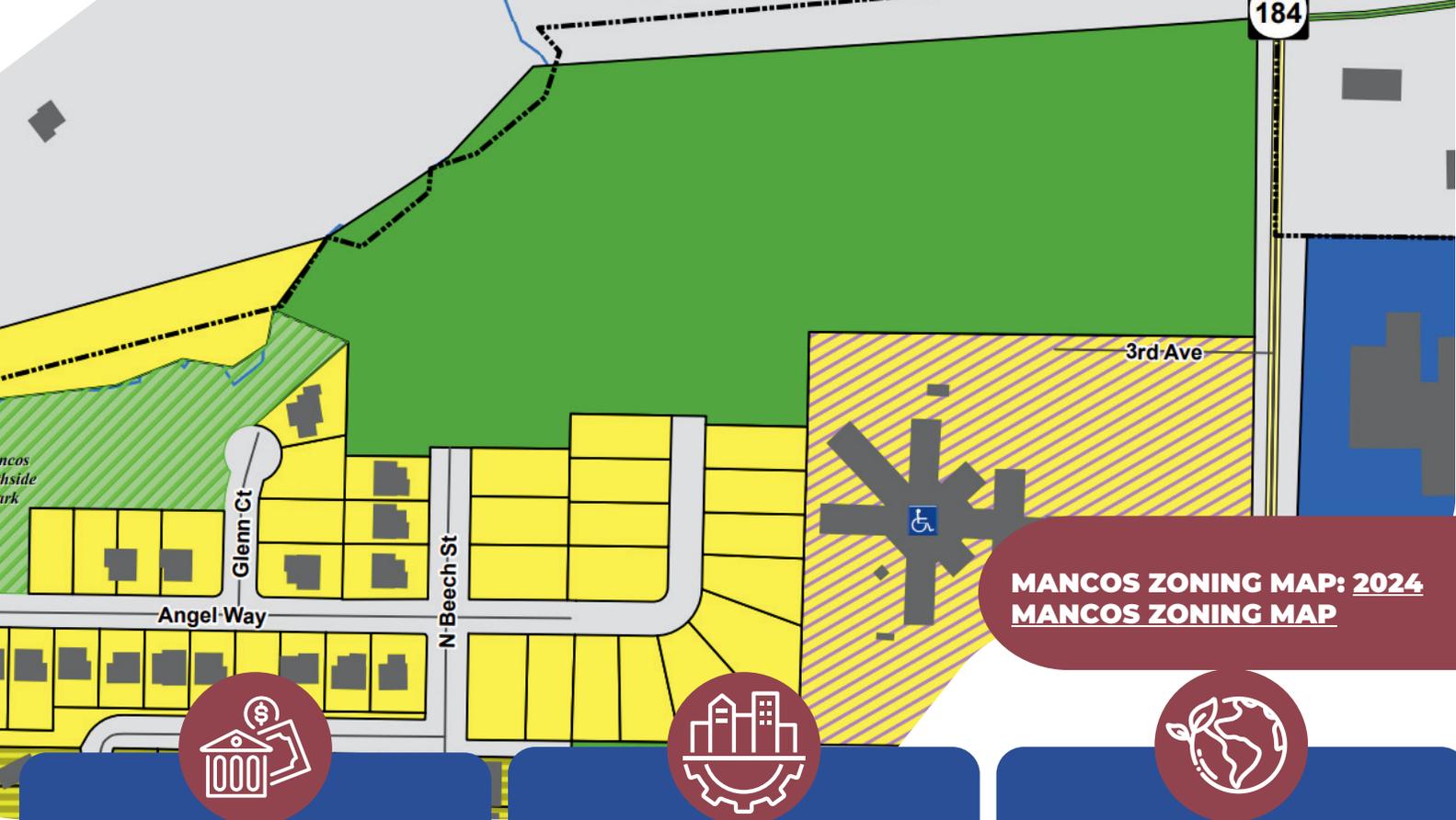
● **COMMUNITY VISION**
[2024 Mancos Visioning Survey](#)

● **TOWN AMMENTIES**
[2023 Parks & Trails Master Plan](#)

● **COMPREHENSIVE PLAN**
[2023 Mancos Comprehensive Plan](#)

CONTACT FOR MORE INFORMATION:

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MANCOS ZONING MAP: 2024
MANCOS ZONING MAP



FINANCING

- Impact Fee Waivers for affordable housing projects 80% - 100% AMI
- Sales and property tax rebates for job creation
- Willing to explore other creative gap strategies including grant support



INFRASTRUCTURE

The Town's horizontal infrastructure extends to the property and easily extended from both the south and east. Extending town roads and infrastructure will be part of this project.



ENVIRONMENTAL

This project site is a previously undeveloped agricultural tract that can be rezoned to meet shared goals. A Phase I and II assessment may be necessary.

ENTITLEMENT PROCESS

Common Procedures: Mancos Municipal Code



- The Mancos Community & Economic Development Department provides:
- Tailored development services
 - Excellent response time to inquiries
 - Continuous communication
 - Incentives and fee waivers for affordable housing and job creation

CONTACT FOR MORE INFORMATION:
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