

LOT 5
2.121 AC.

LOT 4
1.665 AC.

LOT 3
2.828 AC.

LOT 2
2.578 AC.

LOT 1
2.534 AC.

PARCEL A
1.18 ACRES

PARCEL B
0.787 ACRES

PARCEL C
4.01 ACRES

PARCEL D
4.01 ACRES

PARCEL E
0.787 ACRES

ANIMAS RIVER
N 22° 04' 17" W
330.00'

SAWMILL ROAD

RIVERGATE LANE

RIVERGATE PLACE

CURVE TABLE

Stn	Angle	Radius	Arc Length	Chord	Chord Bear
CS	17° 12' 30"	145.50	120.76	120.76	S 59° 42' 30" E
CS	15° 57' 40"	165.50	102.13	101.80	N 50° 25' 30" W
CS	30° 59' 11"	230.34	143.47	144.59	S 44° 09' 12" E
CS	37° 22' 12"	180.42	237.32	236.88	S 26° 40' 36" E
CS	01° 17' 40"	3012.21	64.34	64.34	S 20° 17' 12" E
C10	30° 19' 41"	2011.21	11.30	11.30	S 23° 37' 32" E
C11	10° 52' 30"	30.80	24.30	21.52	S 20° 45' 30" W
C12	30° 52' 30"	30.80	31.48	28.47	S 42° 32' 46" E
C13	37° 22' 12"	280.00	31.11	31.06	S 14° 21' 05" E

CITY OF DURANGO

- Mike French, Prosperity Officer
- Brian Devine, Housing Policy and Planning Administrator
- Cody Minnich, Housing Programs and Operations Administrator
- J.J. Desrosiers, Prosperity Administrator

Strategic Alignment to City

Our mission is to enhance the quality of life of the residents and celebrate a Multigenerational Community by promoting equitable access to attainable housing, fostering inclusive economic growth, and elevating the city as a vibrant destination.

We will do this by enabling diverse housing opportunities, building effective partnerships that strengthens local businesses, and celebrate our unique culture to attract visitors and enrich the lives of those who call our city home."



Housing, Tourism, and Economic Development, Community Events Mission

PURPOSE OF TODAY'S MEETING

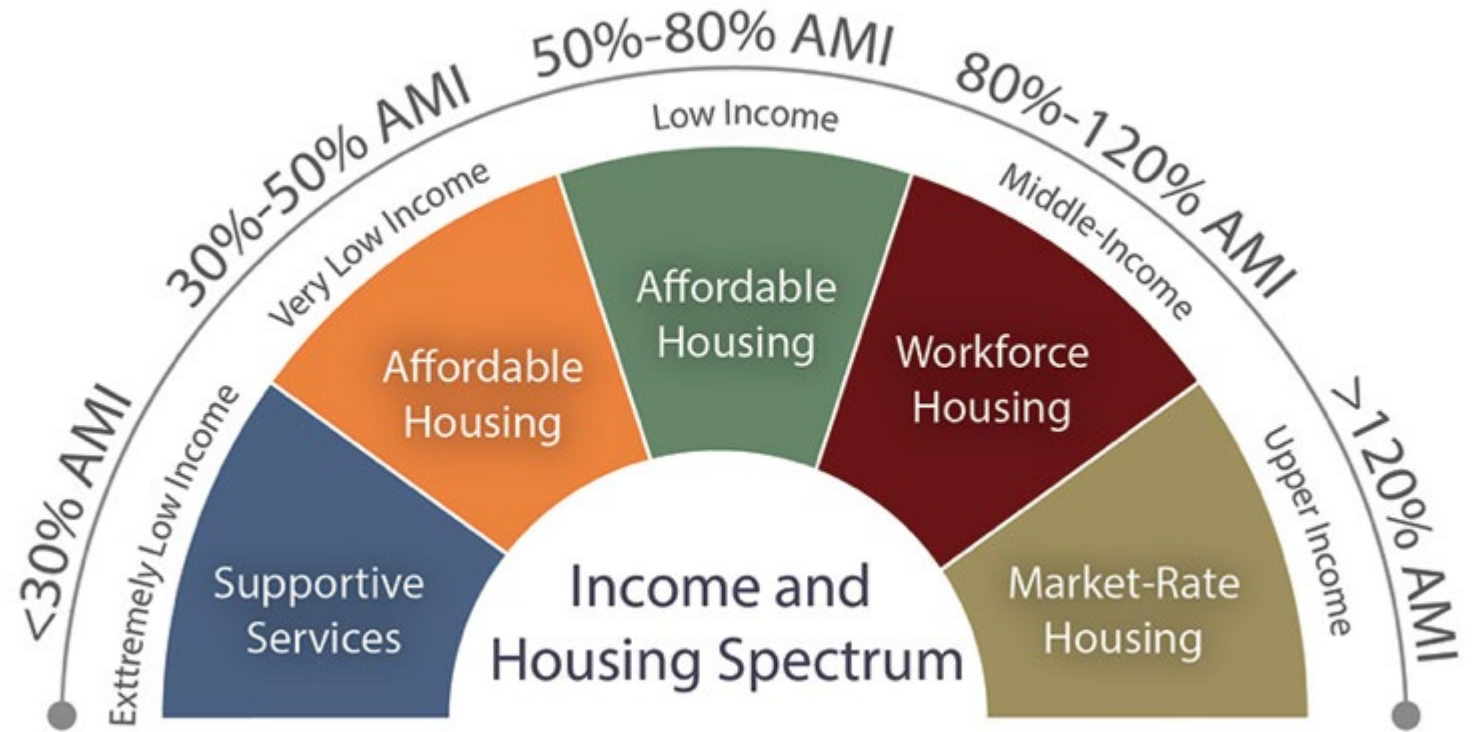
- **Share information** about the City's goals for Lot 4 in the Rivergate development
- **Explain the process** for selecting a development partner
- **Provide context** on workforce housing needs and how the project can help
- **Answer your questions** and provide clarification where needed

CITY'S GOAL FOR THE PROPERTY

- **Address City's Workforce Housing Needs**
- City's Strategic Plan Goal: Cultivate innovative housing solutions and partnerships to advance the development of a variety of housing options to support a multigenerational and mixed-income community by narrowing the gap between income levels and housing affordability.

WORKFORCE HOUSING AND THE HOUSING CONTINUUM

- The housing continuum ranges from homeless shelters to subsidized housing to market-rate homes.
- Workforce Housing: Affordable to households earning between 80-120% of Area Median Income (AMI)
- Workforce housing bridges the gap between affordable and market-rate housing, serving essential workers priced out of the private market but ineligible for low-income housing programs.



WORKFORCE HOUSING AMI LIMITS

- The 2025 income limits for La Plata County at 120% AMI are:
 - \$92,800 for 1 person households
 - \$106,100 for 2 person households
 - \$119,350 for 3 person households
 - \$132,600 for 4 person households
- Types of roles in this AMI include, but are not limited to, teachers, nurses, firefighters, police officers and local government employees.
- This project will deliver essential workforce housing for the dedicated households who provide vital services to our community.

PROJECT BACKGROUND AND CONTEXT

- City acquired Lot 4 utilizing American Rescue Plan Act funds in December 2024
- Goal is to leverage City-owned parcel to form a Public-Private Partnership that addresses the community's workforce housing needs.
- Public-Private Partnerships bring together local governments and private developers to create development projects that serve community needs, such as affordable and workforce housing.
- In these partnerships, the City's role may include providing land, infrastructure support, expedited permitting, or financial incentives to help make housing more attainable for local workers and residents.

OPPORTUNITY TO INCLUDE LOT 5

- Lot 5 is a 2.1-acre privately-owned parcel adjacent to Lot 4
- The City holds Right of First Refusal on Lot 5
- RFQ encourages developers to acquire Lot 5 and develop both parcels
- Combined project would:
 - Deliver a larger, more impactful housing project
 - Density allows for 31 units on Lot 4 and 40 units on Lot 5
 - Create more cohesive site design



PROJECT ZONING AND ELIGIBLE USES

- Allowable residential uses:
 - Single family residences
 - Apartments
 - Townhomes
 - Condominiums
- Examples of allowable commercial uses:
 - Day care
 - Artisan galleries
 - Restaurant (non-drive-thru)
 - Medical office/clinic
 - Dry cleaners/laundromats

PROJECT ZONING AND ALIGNMENT WITH RIVERGATE PLANNED DEVELOPMENT

- Height: Max height for all structures shall be 40 feet
- Parking: Must comply with City of Durango's Land Use & Development Code (see chart)

Land Use	Parking
	General
Residential Land Uses	
Single-Family Detached or Manufactured Home (outside of Manufactured Home Park or Subdivision)	2 spaces ^{1,2}
Duplex	1 space per studio unit 1 space per 1 BR unit 1.5 spaces per 2 BR unit 2 ⁵ spaces per 3 BR unit
Townhomes	1 spaces per studio unit 1 spaces per 1 BR unit 1.5 spaces per 2 BR unit 2 ⁵ spaces per 3 BR unit; plus 1 space per 10 units (of any size) for guest parking
Multiplex, Multi-Unit Building, or Multi-Unit Property	1 space per studio unit 1 space per 1 BR unit 1.5 spaces per 2 BR unit 2 spaces per 3 BR unit

HOW THE CITY WILL SELECT A DEVELOPER

- Application Evaluation Process:
 - All responses will be reviewed by a designated Evaluation Committee
 - All proposals will be scored based on how well they:
 - Align with the City's goals of providing innovative and diverse housing opportunities
 - Comply with and support the Rivergate Planned Development standards and is beneficial to the community character
 - Demonstrate a clear estimation of timetables and costs for the proposed development

REQUEST FOR QUALIFICATIONS (RFQ) TIMELINE

- Key Dates (subject to change):
 - RFQ Released: June 4
 - Responses Due: July 8
 - Notice of Award Expected: July 28 (or sooner)
 - Coordinate a follow-up meeting with Rivergate Condo residents to review selected application
- Future Opportunities for Public Input:
 - Once major site plan is filed, City will issue a Public Notice (mailings to nearby residences, post site signage, and upload all documents to OpenGov)
 - 15 Day Public Comment Period
 - Begins when notices are mailed and allows community members to submit questions and comments (via email or OpenGov)
 - Public Hearings
 - Community Development Commission
 - City Council

QUESTIONS AND ANSWERS

