



2017 Comprehensive Plan

July 2026 Report Card



GOALS

OF THIS REPORT CARD:

Nearly a decade ago, City Council adopted the 2017 Comprehensive Plan (the Plan) as a roadmap for Durango's growth. This report card is a chance to check the City's progress against that roadmap to inform the next update to the Plan.



65%

**of the Plan's implementation strategies
are complete or actively underway.**

These results show that comprehensive planning isn't just a planning exercise meant to live on a shelf, but is a genuine driver of Council decisions, staff work plans, and capital investment over time. At the same time, a handful of strategies have stalled or evolved in unexpected directions, and those gaps are just as instructive as the wins. This report card walks through each implementation strategy's status, what's been accomplished, and where the biggest opportunities lie for the 2027 Plan update to build on the work already done.

REPORT CARD

NOTES AND PROGRESS:

The following pages summarize accomplishments from the previous [Comprehensive Plan](#) and highlight opportunities for how the updated Plan can best build on existing guidance.



REPORT CARD

Progress for the 2017 Durango Comprehensive Plan's implementation program

Strategy Number	Strategy	Status	Progress Notes	Opportunities
1	 Update the Parks, Open Space, Trails & Recreation Master Plan .	completed	The Plan was updated and adopted in 2020 and another update in 2026 underway.	Integrate priorities from the 2026 update into the Comprehensive Plan update.
2	 Finalize the 2040 Transportation Plan.	completed	TRIP 2040 approved in 2025. TRIP 2050 on track for 2027 approval.	Implement projects from the plan's priority project list alongside regional and state partners (including safety, mobility, infrastructure, and wildlife mitigation improvements to US 160, improved pedestrian and cyclist access across US 550 at the 12th Street Crossing, enhanced regional transit service, and Durango Transit Center improvements).
3	 Revise the sign code to be consistent with recent court cases.	completed	Done.	n/a
4	 Finalize and initiate implementation of the City's Housing Study.	ongoing	Plan was approved in 2018, white paper update adopted in 2026, Housing Action Plan underway in 2027.	Completing Housing Action Plan by the end of 2027 will keep Durango compliant with (SB) 24-174 requirements and help address housing gaps found in the 2025 La Plata County Housing Needs Assessment.

 Ongoing

 Completed

 Not Started

Strategy Number	Strategy	Status	Progress Notes	Opportunities
5	 Seek certification by the STAR Community Rating System.	completed	City achieved 3 stars in 2017, per the Action Report 2023 . In 2024 staff forgone LEED certification.	Despite lack of certification, the City should make sure that objectives, actions, and indicator tracking are informed by the LEED framework. Implement Objective 1.3 of Durango Strategic Plan: "Advance a systematic approach toward environmental sustainability through focused efforts to conserve resources and mitigate environmental stressors by meeting or exceeding local, state, and national standards."
6	 Finalize the Housing and Transit Linkage Study.	completed	Transit Revenue Strategies Study (2017)	Revisit the linkage between new housing development (Three Springs, Rivergate, etc.) and transit funding/service expansion, given Durango Transit's current and projected budget challenges through 2028. Continue exploring the feasibility of dedicated, sustainable local funding source(s) for transit rather than relying on one-time asset sales and grants.
7	 Update the City/County inter-governmental agreement to reflect revisions to the Comprehensive Plan affecting urbanized, urbanizing and joint development areas within the City's Planning Area. The agreement should facilitate the long-term extension of water and sewer services within the urban service area and ensure that development in the remainder of the planning area has appropriate levels of service.	not started	City and County are currently focusing on an updated sub-area plan for Animas Air Park and La Posta. La Plata Economic Development Alliance (alongside StoneAge, La Plata County, City of Durango, property owners, and the Southern Ute Indian Tribe) is currently spearheading a fiscal and economic impact study for the Animas Air Park area.	Use the fiscal and economic impact study for Animas Air Park area as the technical foundation for updating the intergovernmental agreement.

 Ongoing

 Completed

 Not Started

Strategy Number	Strategy	Status	Progress Notes	Opportunities
8	 Develop a service agreement with LAPLAWD to define common service area boundaries, plan consistency and level of service requirements within the City's Planning Area, and other service coordination matters.	not started	At this time City growth has not approached LAPLAWD service area.	Monitor City growth patterns to determine if the LAPLAWD service area should be incorporated into an updated IGA with the County.
9	 Update the area plan for La Posta Road.	ongoing	Held joint County Commissioner and City Council meeting in January 2023.	Draw upon the outcomes of the Animas Air Park update (#7 above) as applicable to La Posta Road.
10	 Update the Ewing Mesa Master Plan.	ongoing	Durango Mesa Area Plan updated in February 2024.	Continue Phase 2 implementation (trail connections, bike park, event space) for Durango Mesa Park. Begin and/or continue future phases of implementation (community barn, amphitheater, events venue, festival venue, trails and open space, Cultural Park). Continue active engagement with the community to gather input on future phases. Incorporate updates into the next Future Land Use Map.
11	 Finalize the Character District for the North Main corridor.	completed	North Main and Camino Character District Master Plan completed in 2018.	Continue implementation of the plan including proposed mall redevelopment and ADA improvement along North Main Avenue.
12	 Finalize the Character District for the Camino del Rio corridor.	completed	North Main and Camino Character District Master Plan completed in 2018.	Continue implementation of the plan including Camino Crossing Design Project.

 Ongoing

 Completed

 Not Started

Strategy Number	Strategy	Status	Progress Notes	Opportunities
13	... Evaluate the establishment of a stormwater utility to fund capital and operations costs for stormwater management.	ongoing	Focus Group and FAB discussion in 2025 indicated interest in a variable-rate fee, currently on hold, may revisit in 2027.	Bring the stormwater utility fee forward for City Council consideration and adoption. Sequence implementation to align with the City's fiscal year and capital improvement planning.
14	... Evaluate adoption of adequate public facility standards for water, sewer, stormwater and transportation facilities.	ongoing	City Engineering working on draft standards as of July 2026.	Complete and adopt the adequate public facility standards currently in draft with City Engineering, and use them to condition approval of major growth areas (e.g. Three Springs and Grandview area) ahead of the 2027 Plan update.
15	○ Following the update of Trip 2040, evaluate the need for changes to the major street impact fee, including components for major streets and other transportation-related capital facilities.	not started	Major Street Impact Fee not revised since 7/1/2014.	Update the Major Street Impact Fee to reflect current construction costs and the proposed projects in the adopted 2023 Multimodal Transportation Plan. Benchmark the update against La Plata County's newly adopted road impact fee (2024) to keep fee structures reasonably consistent for development near the City/County boundary. Link the fee update to funding needs for transportation infrastructure serving new growth areas such as Three Springs and Grandview area.

... Ongoing

✓ Completed

○ Not Started

Strategy Number	Strategy	Status	Progress Notes	Opportunities
16	 Coordinate with La Plata County to develop complementary transportation improvements funding strategies.	ongoing	Long term funding strategy to be determined. Recent success with CR250/251 joint funding IGA 2024. The County adopted road impact fees similar to the City's in August 2024.	Build on recent joint-funding success and the County's new road impact fee and 1A sales-tax road funding to identify additional joint capital projects for the next IGA or Capital Improvement Plan cycle. Could establish a standing joint City/County transportation funding coordination process, rather than continuing to coordinate on a project-by-project basis.
17	 Implement a permit tracking system that is linked to the City's GIS to facilitate analysis of growth trends and to provide better information on the status of development projects.	completed	OpenGov implemented July 8, 2024.	Build on the OpenGov rollout (launched July 2024) by expanding its GIS-linked reporting capabilities to track growth trends more directly. Use permit data (application volume, review timelines) to inform the impact fee and public facility standards updates. Continue publicizing permitting metrics to demonstrate customer-service improvements to Council and developers.

 Ongoing

 Completed

 Not Started

Strategy Number	Strategy	Status	Progress Notes	Opportunities
18	 Evaluate and update the Downtown Durango Vision and Strategic Plan .	not started	Implementing a redesign of the Downtown Main Avenue streetscape.	Use the community engagement and adopted vision/goals from the Downtown Main Avenue streetscape redesign process as the foundation for a formal update to the Downtown Durango Vision and Strategic Plan. Revisit financing strategy for downtown streetscape and utility improvements as part of the plan update, given Council's September 2024 direction to complete design but pause construction-phase spending. Incorporate aging underground utility replacement needs (water/sewer lines past their useful life) into the updated plan, since utility and streetscape design are being coordinated together.
19	 Prepare the Character District for the Rocket District.	not started	Character District Plans created for North Main and Camino Character District in 2018 & for Southfork Character District in 2022.	Adopt Character District Plan for the Rocket District.
20	 Prepare the Character District for the College and 8th Ave District.	not started		Adopt Character District Plan for the College and 8th Ave District.
21	 Prepare a Webb Ranch Area Plan.	not started		Adopt Area Plan for Webb Ranch.
22	 Prepare the Character District for the Bodo District.	not started	Preliminary discussions with Chamber of Commerce.	Prioritize a Character District Plan for the Bodo District based on community input.
23	 Prepare the Character District for the 160 West District.	not started		Adopt Character District Plan for the 160 West District.
24	 Prepare the Character District for the Sawmill District.	not started		Adopt Character District Plan for the Sawmill District.
25	 Prepare the Character District for the Northeast District.	not started		Adopt Character District Plan for the Northeast District.

 Ongoing

 Completed

 Not Started

Strategy Number	Strategy	Status	Progress Notes	Opportunities
26	... Work with local agencies to establish regular multi-agency forums involving Durango, La Plata County, Bayfield, Ignacio, CDOT, and the Southern Ute Indian Tribe to discuss transportation (including coordinated funding, transit, trail, and park-and-ride options), affordable and attainable housing, economic development and other inter-jurisdictional growth issues; and develop coordinated growth management programs that are mutually supportive of each entity's goals.	ongoing	2050 regional transportation plan to be completed in 2027, Regional Housing Alliance (RHA) leadership for La Plata County Housing Needs Assessment.	Formalize a recurring (annual, biannual) regional forum with La Plata County, Bayfield, Ignacio, CDOT, and the Southern Ute Indian Tribe.
27	... Implement and periodically update the Sustainability Action Plan .	ongoing	Adopted June 2022; action reporting publicized 2021 - 2023.	Publish updated action reporting for 2023 - 2026.
28	... Coordinate sewer service provision with South Durango Sanitation District and Loma Linda Sanitation District to develop the most effective means of meeting projected wastewater service demands for the La Posta Road, Grandview and the Webb Ranch areas.	ongoing	City and South Durango Sanitation have established development review process for services.	Continue coordination with South Durango Sanitation.

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✓ Completed

● Not Started

Strategy Number	Strategy	Status	Progress Notes	Opportunities
29	 Implement the Multimodal Transportation Plan .	ongoing	Adopted in 2023; Projects that have been implemented or are in progress include: - College & 8th Traffic Calming - Camino Crossing Design - MidTown Safety and Connectivity Improvement Design - Roosa Connect - 32nd Street Traffic Calming - Downtown's Next Step - North Main ADA Improvements - Junction St Traffic Calming - Animas View Drive Improvements - West Park Avenue Traffic Calming	Continue implementing the 2024 Multimodal Transportation Plan. Track and publicize completed project outcomes (safety improvements, connectivity, ridership) to sustain Council and community support for continued investment. Identify a more sustainable, dedicated funding source for transit services.
30	 Update the LUDC to incorporate recommendations from all city plans and studies.	ongoing	Currently auditing LUDC for barriers and opportunities related to making workforce and affordable housing easier to build.	Following Comprehensive Plan adoption, incorporate community priorities into LUDC.
31	 Implement the City facilities master plan .	ongoing	Relocating Police Department to a new site is now underway (bond approved 2025, opening 2027-28). River City Hall and Mason Center recommendations were completed. Carnegie Building, City Operations vehicle storage, and Cemetery/Parks shop recommendations have not been implemented.	Update the plan to reflect new conditions. Revisit the recommendations for the Cemetery/ Parks shops and covered/heated vehicle storage at City Operations. Evaluate whether long-term uses of the Carnegie Building could shift to other public uses recommended by the plan.

 Ongoing

 Completed

 Not Started