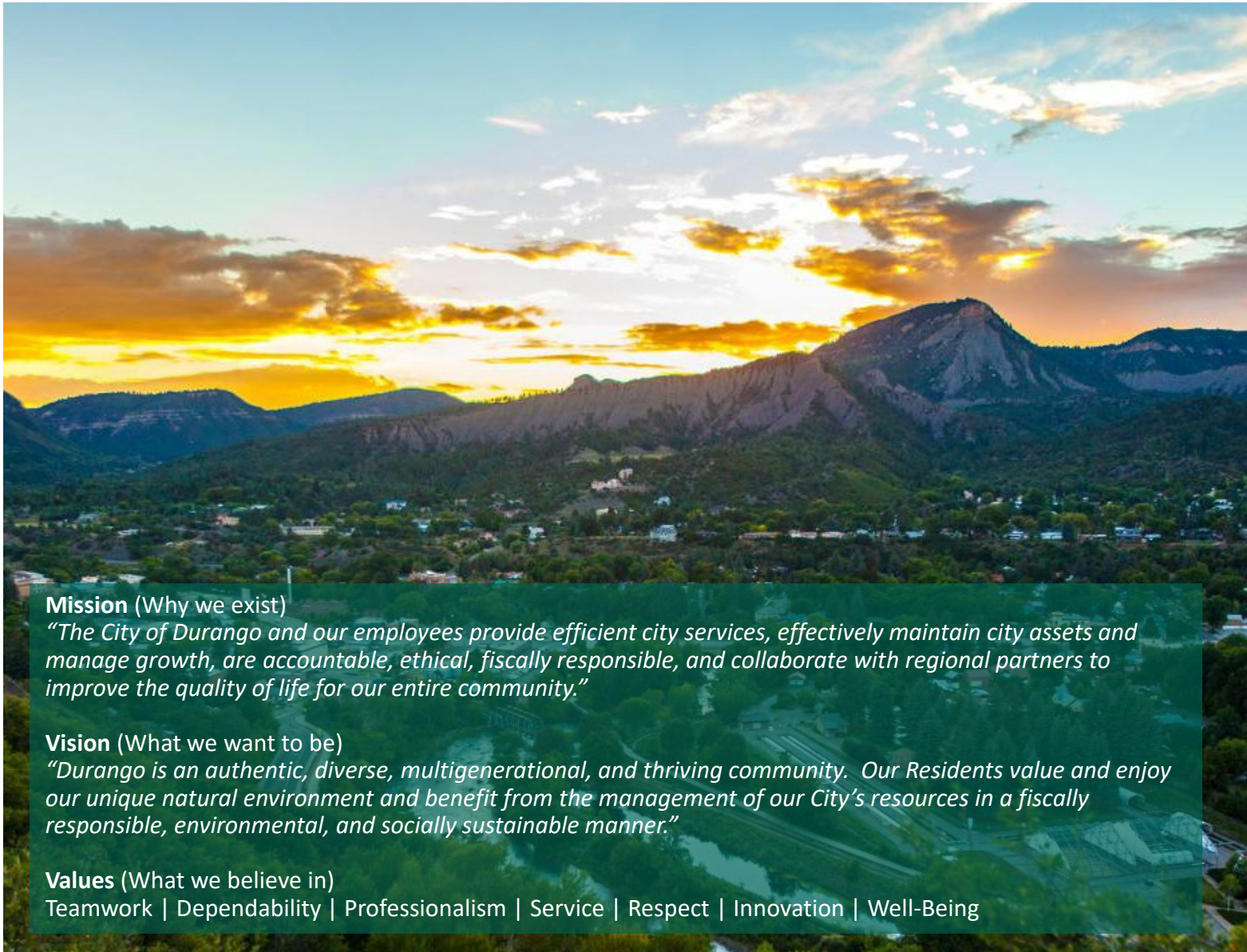




Mission (Why we exist)

"The City of Durango and our employees provide efficient city services, effectively maintain city assets and manage growth, are accountable, ethical, fiscally responsible, and collaborate with regional partners to improve the quality of life for our entire community."

Vision (What we want to be)

"Durango is an authentic, diverse, multigenerational, and thriving community. Our Residents value and enjoy our unique natural environment and benefit from the management of our City's resources in a fiscally responsible, environmental, and socially sustainable manner."

Values (What we believe in)

Teamwork | Dependability | Professionalism | Service | Respect | Innovation | Well-Being

1917 E. 3rd Avenue Site History & Future Opportunities

Neighborhood Meeting

Community Development
Department



1917 E. 3rd Avenue - Overview

This is a neighborhood meeting to:

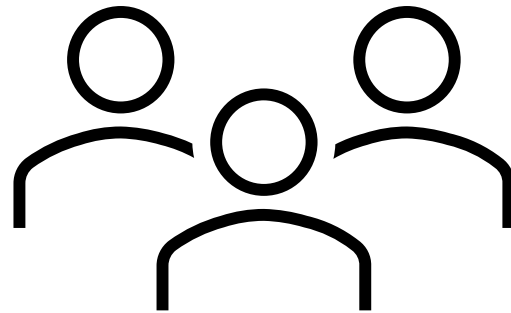
- Review the **history**, **uses**, and **constraints** of the site & surrounding area
- Discuss **possible future uses** of the site & hear priorities from interested parties and neighbors
- Outline the **anticipated timeline & next steps** for the use of the site
(Request for Proposals/Qualifications)

PURPOSE

- To provide information and seek **feedback from residents** about the site and opportunities for future use(s).
- **This meeting is NOT:**
 - A time when decisions will be made.
 - A detailed discussion about the development of the subject property.
 - The only opportunity for involvement or discussion surrounding this site.

QUICK INTRODUCTIONS

1. Your Name
2. Affiliation with the Neighborhood and/or Interest in the Lot

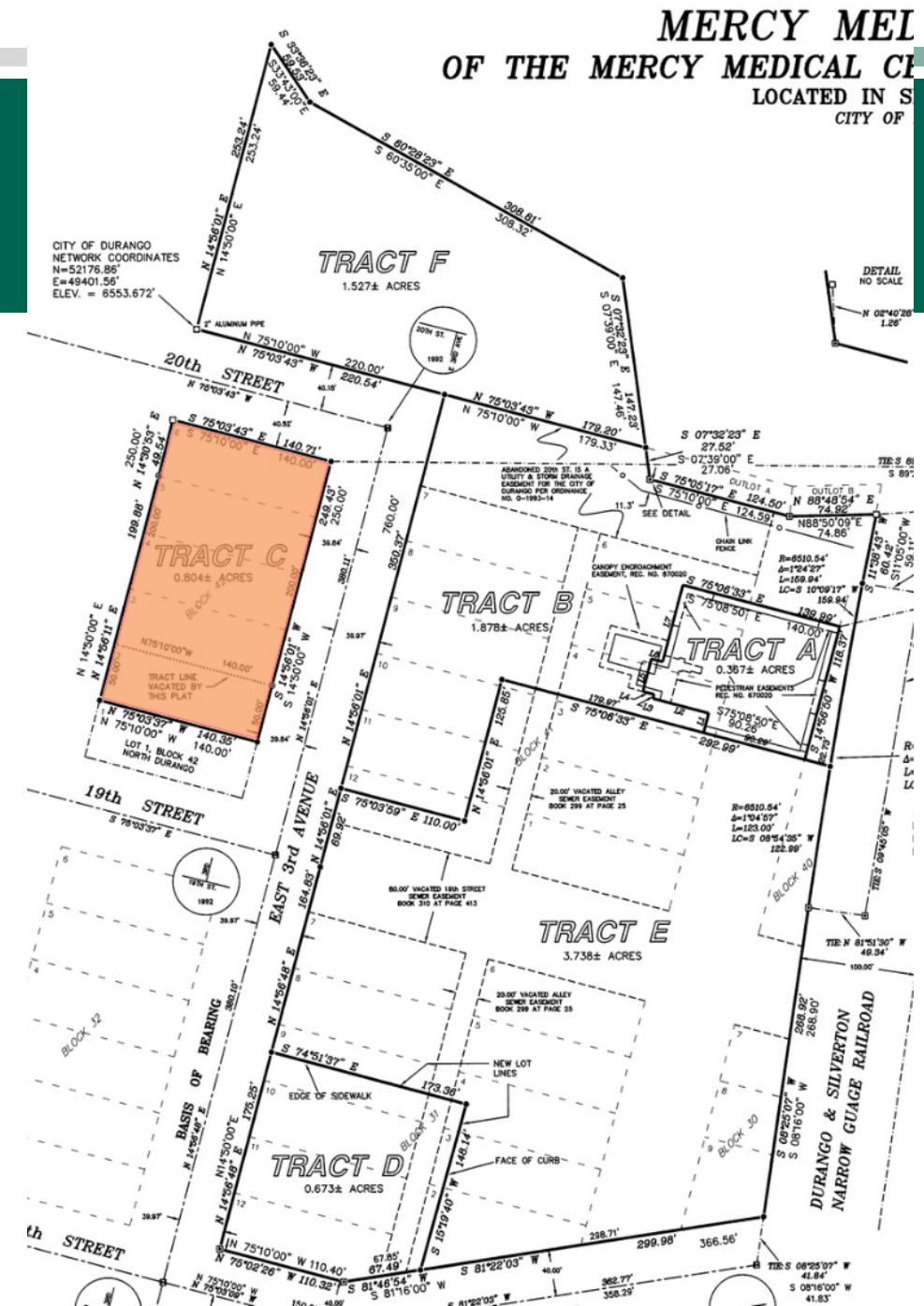


East Fassbinder Homestead Neighborhood Plan (2006)

- Originally created in **1982**; updated in **1994**; latest update in **2006**
- Adopted via Resolution as an amendment to the Durango Comprehensive Plan
- Serves as a guiding document for this neighborhood and its interests
- **Overall neighborhood goal: maintaining the neighborhood as a viable, stable, safe and attractive place to live, work and recreate.**

Site Map

- The Mercy Medical Center Planned Development ("PD") was adopted in **2007**.
- This PD defines the allowed uses by right for areas within the PD.
- Many changes to the PD since this adoption (i.e., **development of the Durango Public Library**, businesses in surrounding buildings) which affect the demand for this and other lots.



CURRENT USE - MERCY PD TRACTS

TRACT F

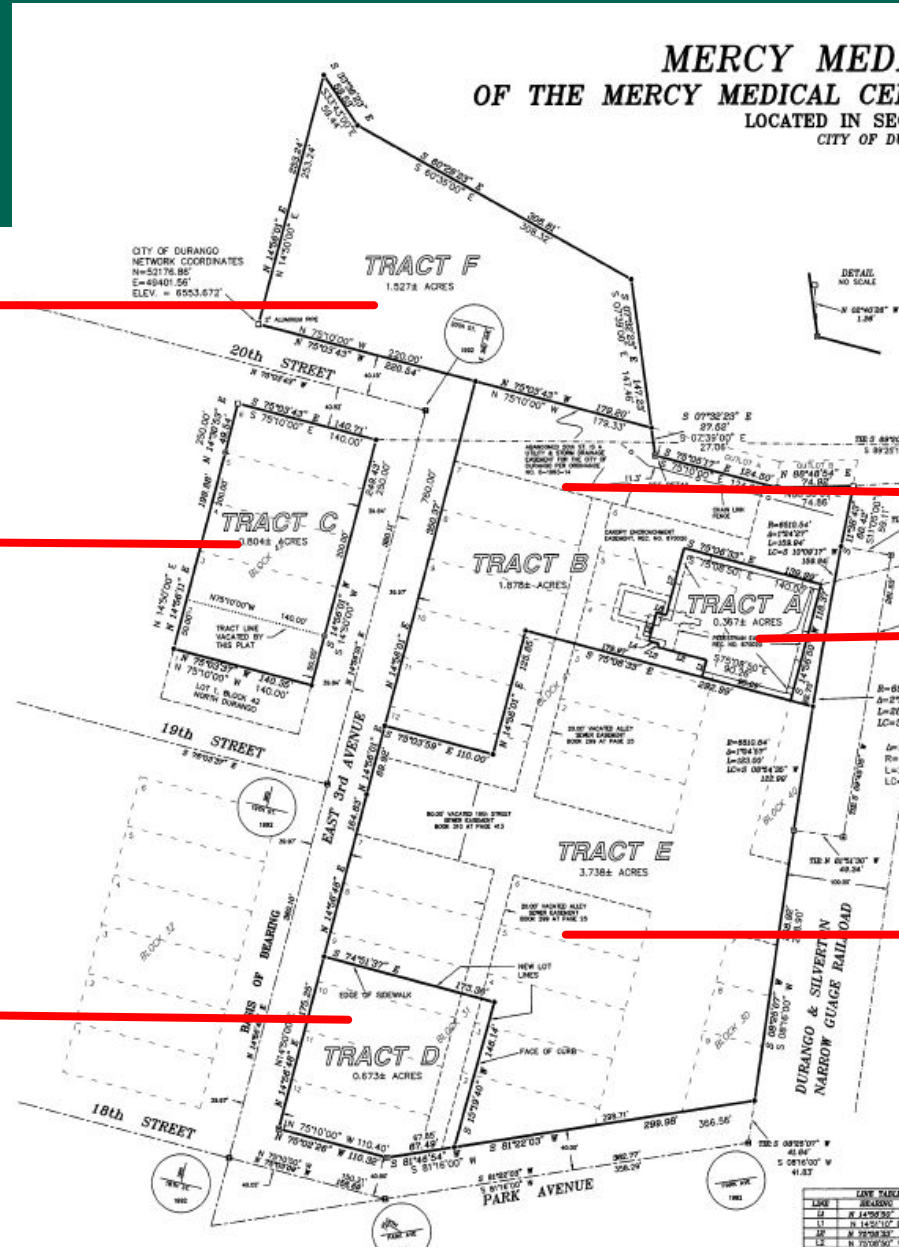
Durango North Head Start

TRACT C

Overflow Shared Parking

TRACT D

Fassbinder Professional Complex



TRACT B

Shared Parking Area

TRACT A

Riverside Professional
Complex

TRACT E

Durango Public Library &
Shared Parking

Considerations – Mercy Med. Center PD (PD)

- PD designates Tract C for: Parking, Snow Storage, "**Future Uses**"
- PD Amendments are considered by the Administrator or City Council, depending on scope of amendment.



Allowed Uses:

- Single-Family Residences
- Residential Group Homes / Receiving Homes / Care Facilities
- Library
- Clinics / Counseling Centers
- Physical Rehabilitation Centers
- Urgent Care Facility
- Professional / Government Offices
- Mortgage Company
- Surface Parking Lots
- Massage Therapy
- Personal Trainer
- Medical / Dental / Optical Labs

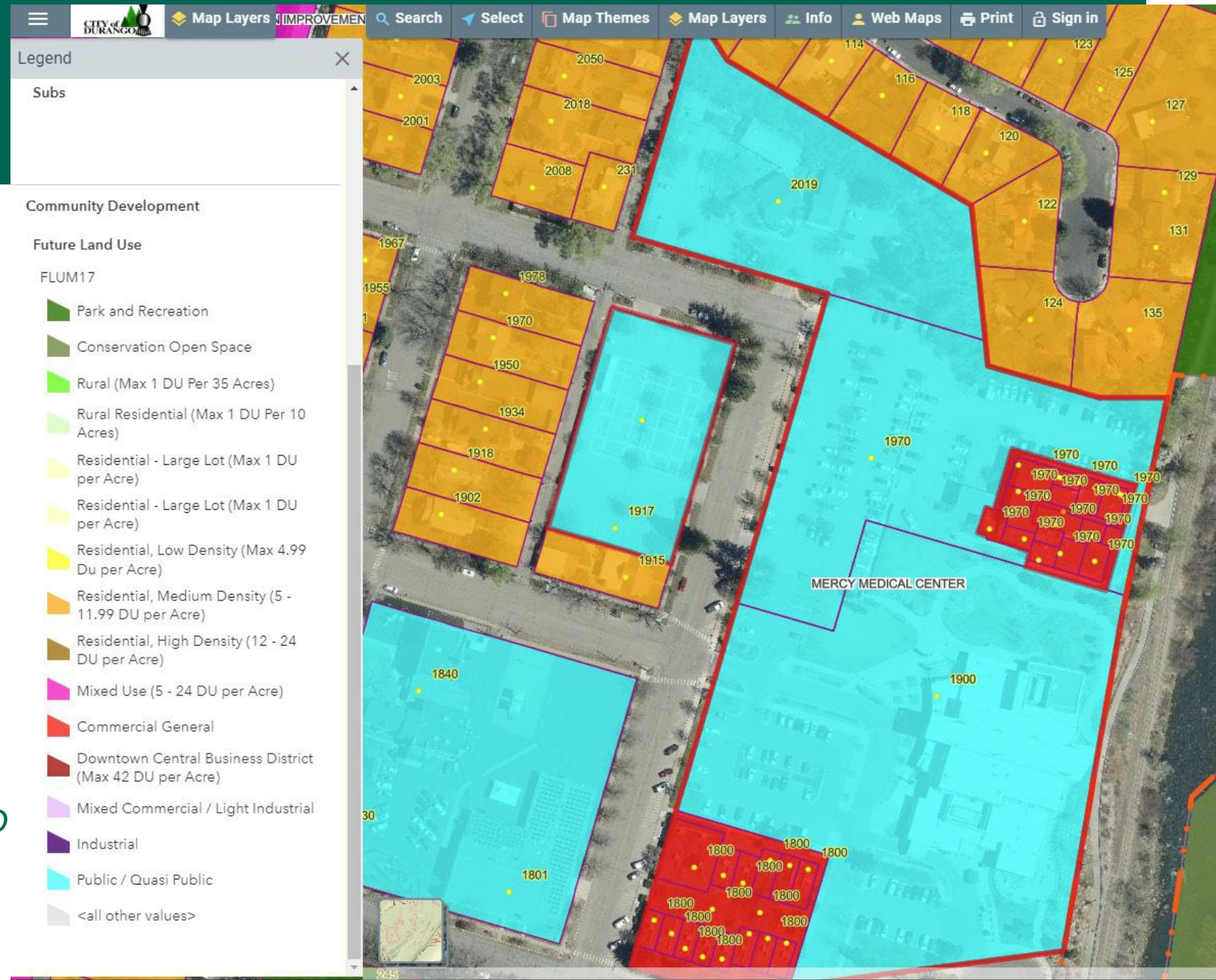
Special Uses:

- Two-Family Residences
- Day Care Centers / Pre-School
- Early Learning Center
- Adult Day Care
- Assisted Care Facility
- Schools, K-12
- Cultural Facilities
- Religious Facilities
- Cafes / Delicatessens - Accessory
- Retail – Accessory
- Real Estate Office – Small
- Decked Parking Structure
- Research Facility
- Automated Teller Machines

(Additional Conditional Uses Proposed)

Context – Tract C Site

- 0.8 acre site adjacent to the Durango Public Library – within the *Mercy Medical Center PD*.
- Use: Occasional snow storage or overflow parking; Safety Town
- Parking Spaces:
Currently 50 (*historically up to 90*)



HISTORY - TRACT C PARKING DEMAND / USE

2002 - Mercy Medical Center



2011 – 2019 - *Durango Public Library & Surrounding Uses*



Goals & Priorities

- **The 2022 adopted Strategic Plan lists 7 priorities for the organization:**

The future use of this site should align with these priorities, meet strategic plan goals, and align with context of site's future uses/demands.



ANTICIPATED NEXT STEPS & PROCESS

- Use information gathered tonight to inform a draft RFP/RFQ.
- Release a Request for Proposals (RFP) or Request for Qualifications (RFQ) to entertain opportunities and ideas for future use by public/private community parties.
- Consider received RFPs or RFQs and alignment with future uses and goals.
- Analyze what type(s) of processes may be involved to move forward (i.e., FLUM Amendment, PD Amendment, Permit Review(s), etc.).

There is no development proposal at this time or envisioned final timeline.

Thank you!

**We will now open break out groups to gather
feedback and ideas from the community**

