

November 3, 2025

RIVERGATE NEIGHBORHOOD MEETING

STRATEGIC GOAL AREA:
INNOVATIVE HOUSING AND
ECONOMIC DEVELOPMENT

Mike French

Prosperity Officer

Brian Devine

Housing Policy and Planning Administrator

Cody Minnich

Housing Programs and Operations Administrator



PURPOSE OF TODAY'S MEETING



GIVE UPDATE ABOUT THE
RIVERGATE DEVELOPMENT



GIVE TIMELINE FOR
PROCESS AND COMMUNITY
FEEDBACK



ANSWER QUESTIONS AND
PROVIDE CLARIFICATION
WHERE NEEDED

MEETING AGENDA



Introduce City of Durango Team



Recap of neighborhood meeting in June



Introduce Development Partner



Highlights from the Selected Proposal



Timeline of Project, including opportunities to provide feedback



Best ways to stay informed about the project



Q&A (~30 minutes)



INDIGENOUS LAND ACKNOWLEDGEMENT ADOPTED BY THE CITY OF DURANGO BY RESOLUTION

- This is a call to honor and respect Indigenous sovereignty and self-determination. As residents and visitors of Durango, we are called upon to educate ourselves about the history and cultural heritage of the land we inhabit. The City of Durango is situated on the ancestral homelands and territories of the Nuuchiu (Ute), Jicarilla Apache (Apache), Pueblos of New Mexico, Hopi Sinom (Hopi), and Diné (Navajo) Nations. The original stewards of this land were forcibly removed and exposed to countless atrocities by the United States government, including repeatedly broken treaties, forced assimilation, the tragic legacy of Indian boarding schools, and the loss of ancestral homelands. We recognize lasting generational trauma exists within native communities today. We affirm the continuing importance of ancestral sites to descendant communities as integral to the living cultural landscape.
- This acknowledgment only becomes meaningful when combined with accountable relationships and informed actions. May this serve as a step towards inclusion and reconciliation.



WHAT WE HEARD FROM YOU IN JUNE

- Request to preserve neighborhood character and quality design that fits the Rivergate aesthetic
- Desire for transparency and continued communication as the project advances
- Concerns about parking and traffic congestion
- Concerns surrounding soil conditions due to past use of Lots 4 and 5
- Support for workforce housing and understanding the need in our community

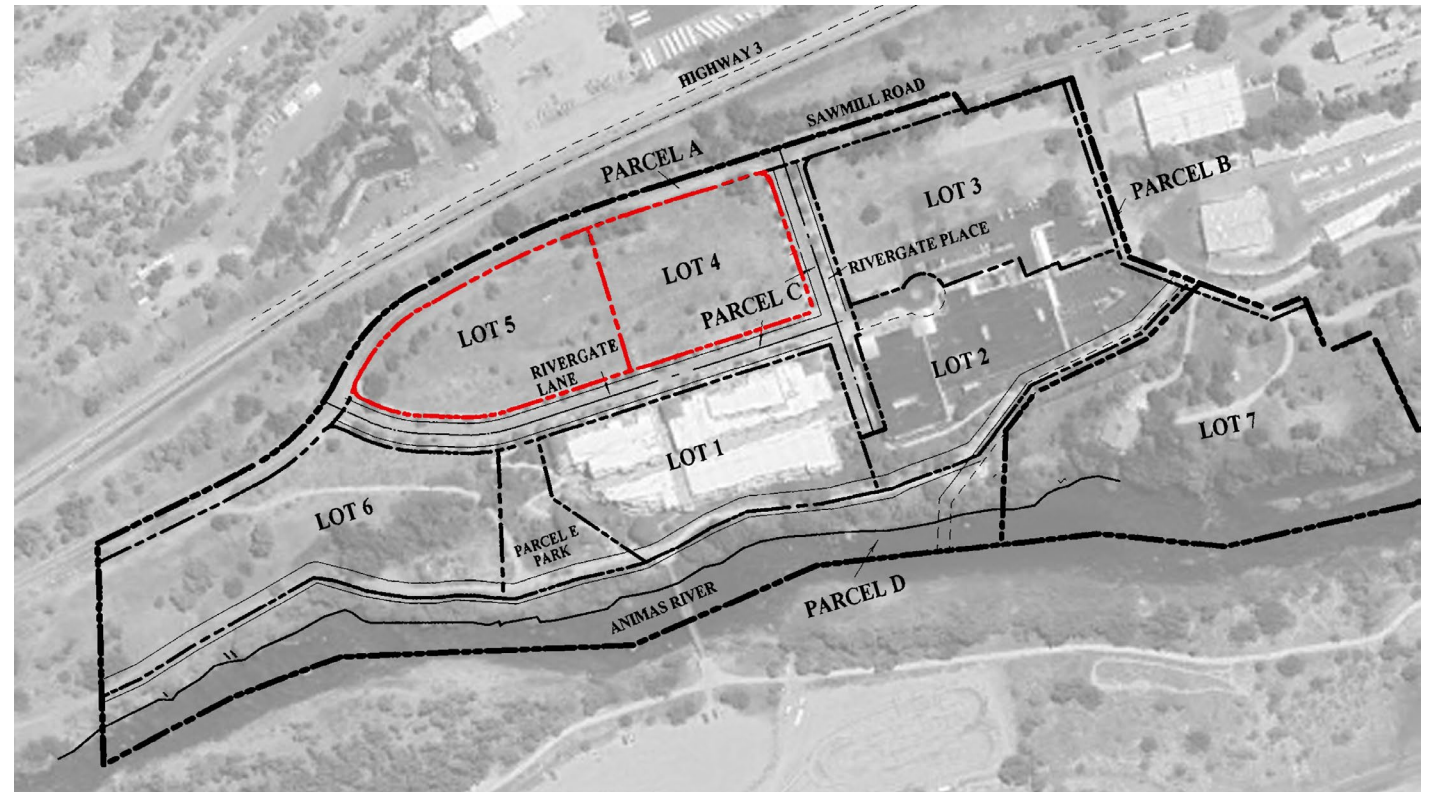
WHY WE SELECTED SOUTHWEST COMMUNITY PARTNERS

- High-quality, compatible design that complements existing Rivergate buildings and maintains a pedestrian-friendly streetscape
- Commitment to affordability and durability; creating attainable homeownership options without sacrificing quality
- Financial capacity and creativity to leverage state and federal housing funds (Prop 123, DOLA grants, etc.) in partnership with the City
- Proven experience delivering successful public-private partnerships in rural Colorado (e.g., Montrose, Leadville, Breckenridge)
- Comprehensive team with in-house development, design, construction, landscape, and finance expertise
- Strong alignment with the City's goals; 50 for-sale townhomes targeted to households earning roughly 80–125% AMI

RIVERGATE PLANNED DEVELOPMENT

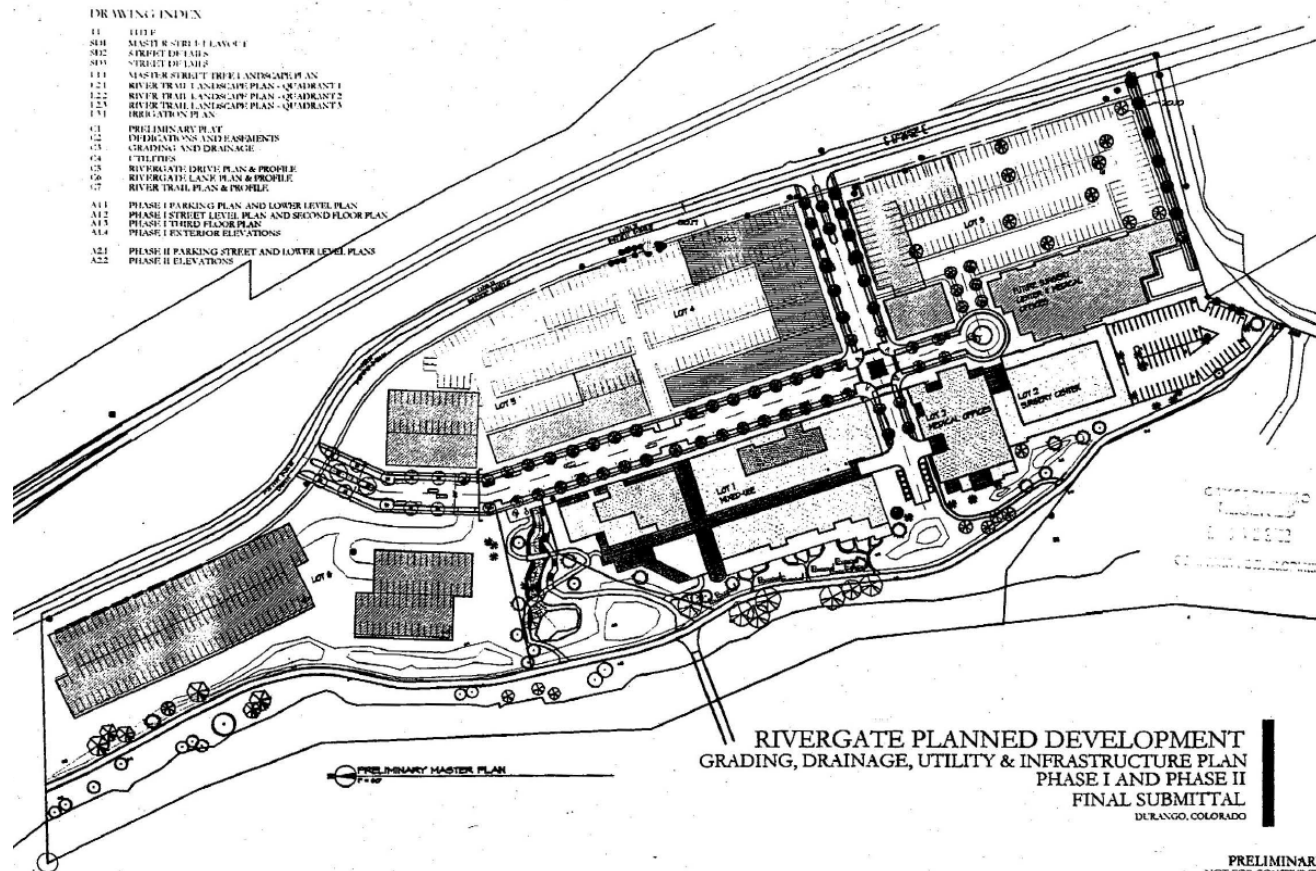
LOTS 4 AND 5 HIGHLIGHTS

- Designated Mixed-Use under the 2003 Rivergate PD
- Allowed uses: residential (townhomes, condos, apartments) + neighborhood-scale commercial (offices, café, gallery, daycare, etc.)
- Max density: up to 19 dwelling units per acre
- Citywide parking standards apply
- Design standards: consistent scale, massing, and materials with existing Rivergate buildings

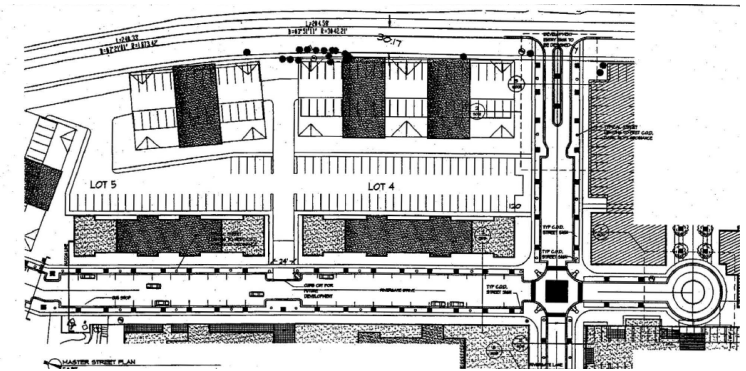


RIVERGATE

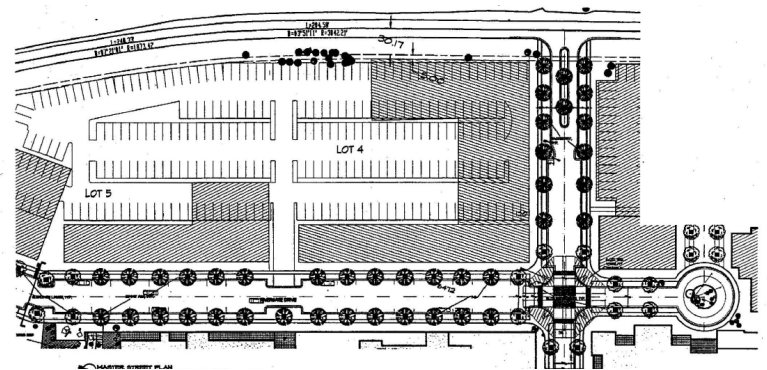
PLANNED DEVELOPMENT AGREEMENT 2003



SITE PLAN



UPPER FLOOR BUILDING PLAN



MAIN LEVEL BUILDING PLAN

RIVERGATE

EXAMPLE CONCEPTUAL DEVELOPMENT PLAN 2024



SITE PLAN

MEET THE TEAM



DAVID DRAGOO
Principal



DOUG DRAGOO
Chairman



RONNIE PELUSIO
Principal



JESSIE WHITNEY
Associate Planner



KAREN AVENA
Graphic Designer



DHM DESIGN



WALKER CHRISTENSEN
Principal



ALLYSSA WILLIAMS
Senior Designer



MARK HENDRICKSON
Construction Manager



TODD SCHMITT
Pre-Construction Manager



MICHAEL LEAHEY
Founder



HEIDI DRAGOO
Dir. of Community Relations



JOHN RENNEKIÉN MATEO
Project Engineer



DANIEL SAILER
Senior Associate



DANA JOHNSON
Senior Associate



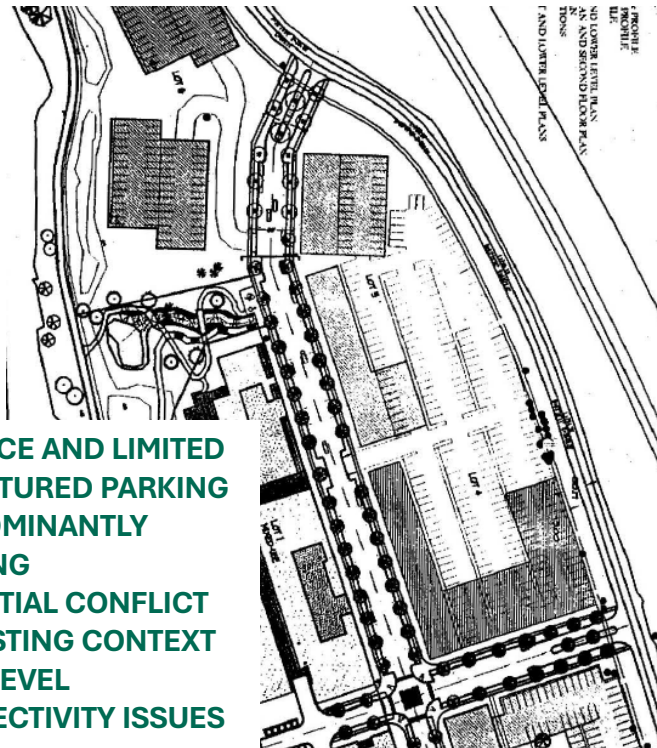
JAMES DE LA GARZA
Project Manager



JOE DE TROLÍO
Project Superintendent

EVOLUTION OF THE PLANNING EFFORTS

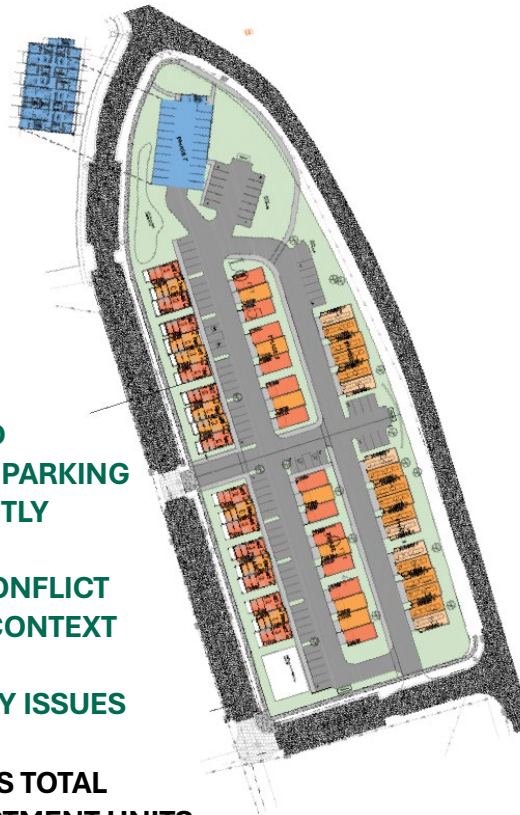
PLANNED DEVELOPMENT MASTER PLAN AGREEMENT 2003:



- SURFACE AND LIMITED STRUCTURED PARKING
- PREDOMINANTLY PARKING
- POTENTIAL CONFLICT W/EXISTING CONTEXT
- MAIN LEVEL CONNECTIVITY ISSUES

71 UNITS TOTAL
71 APARTMENT UNITS

RFQ EXAMPLE CONCEPTUAL DEVELOPMENT 2024:



- SURFACE AND STRUCTURED PARKING
- PREDOMINANTLY PARKING
- POTENTIAL CONFLICT W/EXISTING CONTEXT
- MAIN LEVEL CONNECTIVITY ISSUES

71 UNITS TOTAL
14 APARTMENT UNITS
57 TOWNHOMES

CURRENT PROPOSAL 2025:



- PRIVATE GARAGES
- PEDESTRIAN-ORIENTED
- TOWNHOUSE NEIGHBORHOOD
- MAIN LEVEL CONNECTIVITY PROVIDED

45-65 UNITS TOTAL
45-65 TOWNHOMES



OUR VISION: PROPOSED PLAN

■ COMPACT AND COMPATIBLE

- EFFICIENT LAND USE FOCUSING ON THE PUBLIC REALM AND BUILDING COMPATABILITY
- BUILDINGS DESIGNED TO WORK WITH TOPOGRAPHY WHILE SHIELDING VEHICLES FROM VIEW

■ WALKABLE

- A NETWORK OF TREE-LINED STREETS WITH SIDEWALKS AND ON-STREET GUEST PARKING

■ PEDESTRIAN-FRIENDLY

- FRONT PORCHES AND MAIN LEVEL USES THAT ADDRESS THE SIDEWALKS
- HOMES THAT FACE THE PUBLIC REALM AND BACK TO ALLEYS

■ DIVERSE

- A RANGE OF BUILDING PRODUCT OFFERING DIFFERENT ACCOMODATIONS FOR RESIDENTS WITH VARYING NEEDS.
 - MAIN LEVEL WORK FROM HOME
 - MAIN LEVEL STREET ACCESS
 - MAIN LEVEL BREAK-OFF SUITE FOR FAMILY MEMBERS DESIRING GREATER AUTONOMY¹²

OUR VISION: SITE PLANNING APPROACH TO TOPOGRAPHY AND THE PUBLIC REALM

TOWNHOME W/ LIVE-WORK OPT.



- FRONT PORCH AT STREET AND SECOND LEVEL
- MAIN LEVEL LIVE-WORK OPTION
- STREET-ACCESSED
- RECESSED UPPER FLOORS
- TRADITIONAL MAIN STREET SCALE

TUCK UNDER TOWNHOME

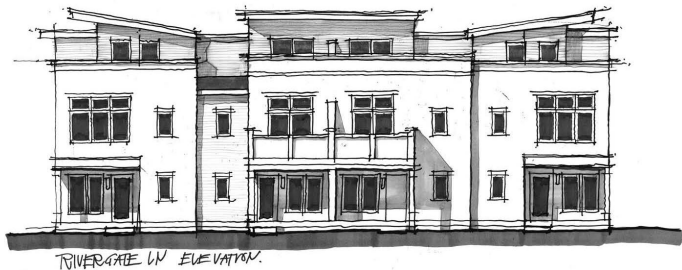


- FRONT PORCH AT STREET LEVEL
- GARAGE BENEATH BUILDING RETAINS GRADE
- ALLEY-ACCESSED

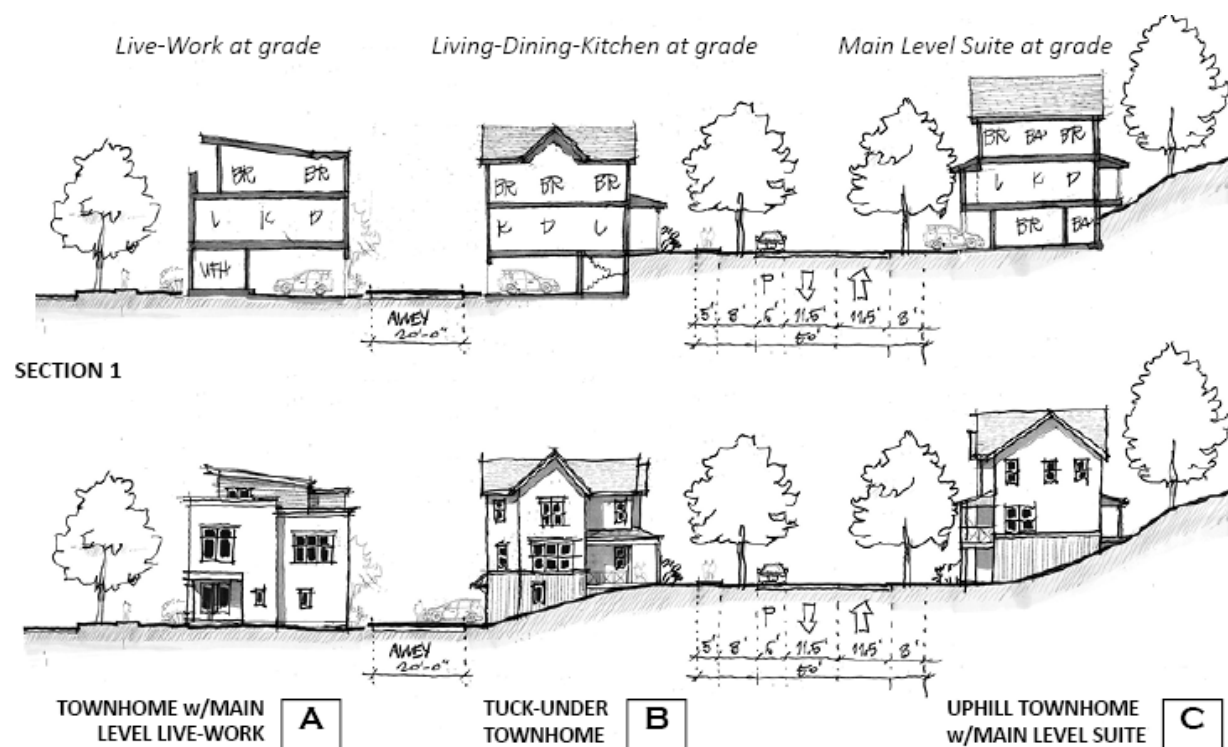
UPHILL TOWNHOME W/ MLVL SUITE



- FRONT PORCH AT STREET AND SECOND LEVEL
- GARAGE BENEATH BUILDING RETAINS GRADE
- STREET-ACCESSED



OUR VISION: SITE PLANNING APPROACH TO TOPOGRAPHY AND THE PUBLIC REALM



SECTION 2

Building types respond to the topography and create meaningful outdoor spaces. At corner conditions, split-level unit configurations will help transition between alley and street intersections.

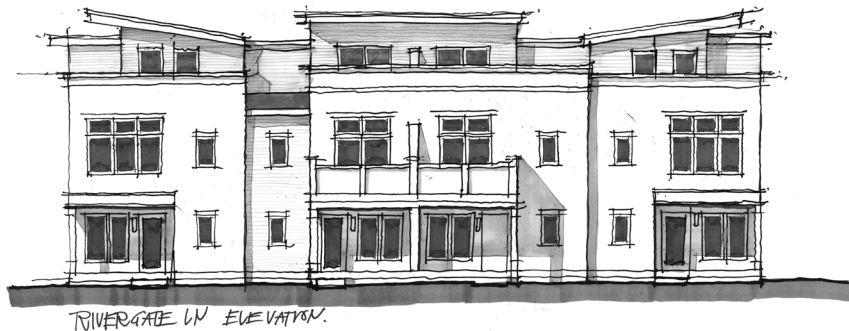


Relationship between street, sidewalk, porch and interior amenities.

OUR VISION: CONTEXTUAL ARCHITECTURE

TOWNHOME W/ MAIN LEVEL LIVE-WORK

- Front porch at street and second level
- Traditional main street scale
- Recessed upper floors
- Main level live-work option



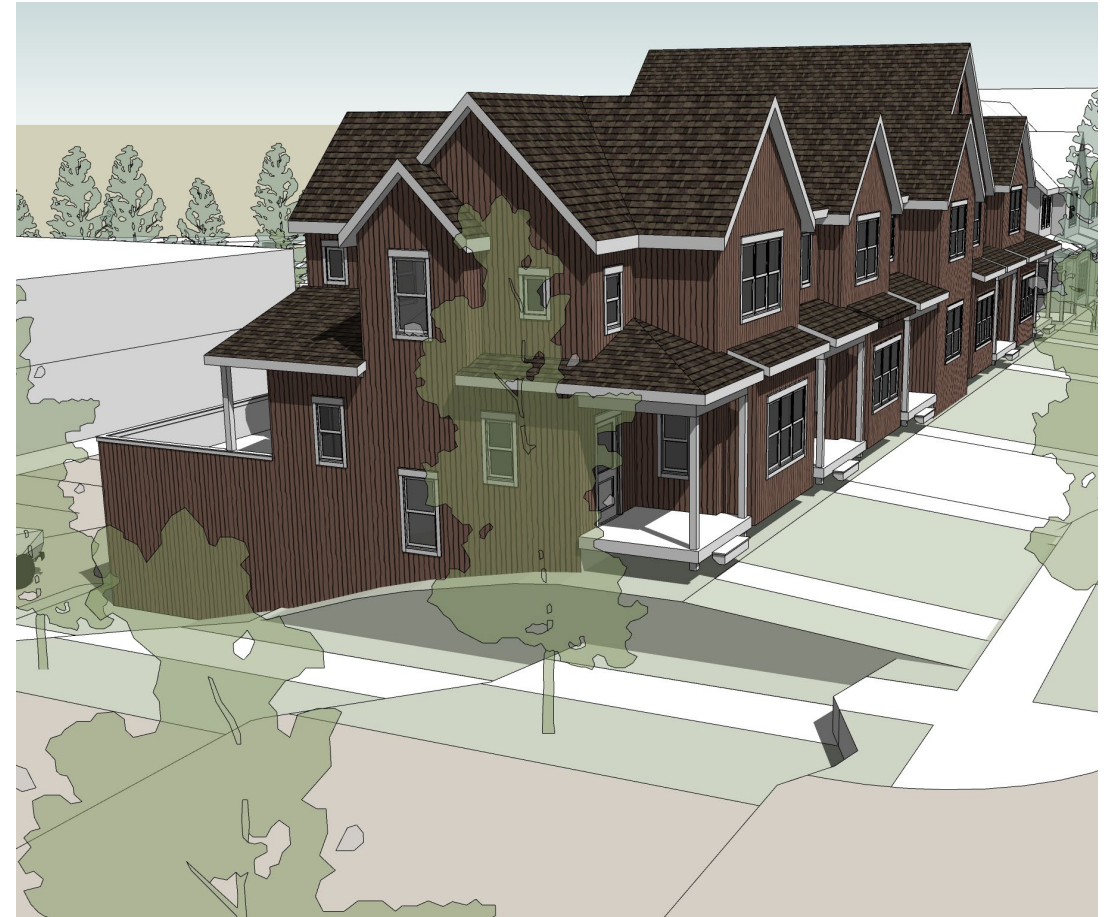
Townhomes take cues from the existing building to the west.



OUR VISION: PROPOSED BUILDING TYPES

TUCK-UNDER TOWNHOME

- Front porch at street
- Main level living access at street
- Garage beneath building retaining grade
- Alley accessed
- Traditional neighborhood street scale



OUR VISION: PROPOSED BUILDING TYPES

UPHILL TOWNHOME WITH MAIN LEVEL SUITE

- Front porch at street and second level
- Main level break-off suite or work from home
- Garage beneath building retaining grade
- Street accessed
- Traditional neighborhood street scale





OUR VISION: PROPOSED PLAN

- COMPACT AND COMPATIBLE
 - WALKABLE
 - PEDESTRIAN-FRIENDLY
 - DIVERSE
-
- WORK IN PROGRESS WITH THE INTENT TO ADD TO THE PEDESTRIAN ORIENTED VISION SET FORTH IN THE PD AND EXHIBITED BY THE NEIGHBORHOOD THAT EXISTS ON SITE TODAY.

PROJECT TIMELINE & OPPORTUNITIES TO PROVIDE INPUT

Preliminary Development Plan application

- Staff and external agency compliance review

Public Notice

- City issues via mailings to nearby residences
- Signage posted
- Notice in paper
- All documents on OpenGov

15-25 Days Public Comment

- Community submits questions and comments
- Through email and/or OpenGov

Public Hearings

- First Community Development Commission
- Additional public comment period
- Then City Council



STAY
Informed



Engage Durango

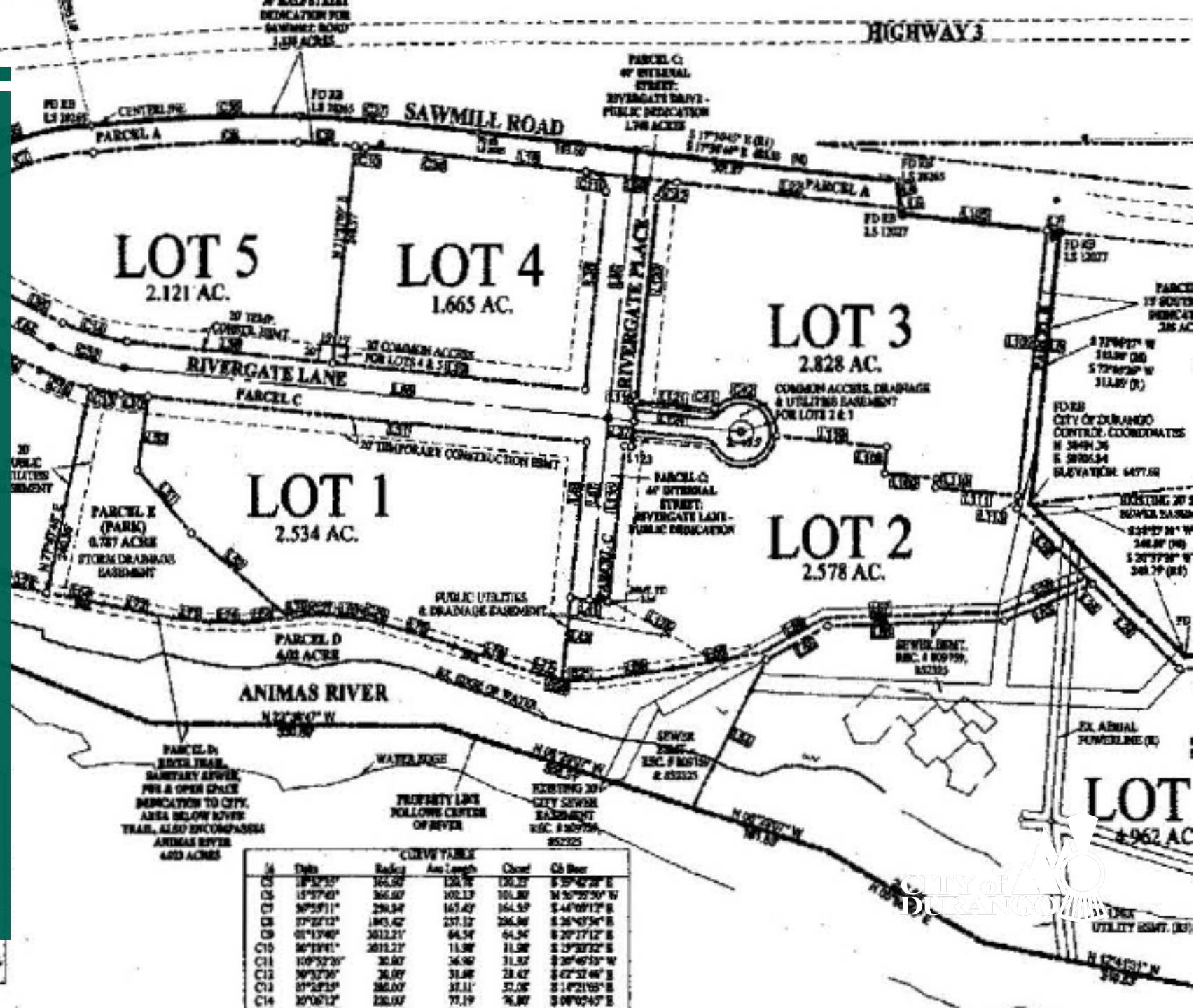


Notify Me



Open Gov

Q&A (REMAINING TIME)





How did we do? Scan here to let us know!



Check out the Engage
Durango website to
provide feedback on City
projects!

